



VI-428564

Read the instructions carefully before completing this form. Print or type in capital letters.

PART 1: GENERAL INFORMATION

Landlord's Name and Address

First Name (If there is more than 1 landlord, complete a *Schedule of Parties* form and file it with this application.)

H I - L O I N V E S T M E N T S I N C .

Last Name

Company Name (if applicable)

C / O S T E R L I N G K A R A M A R P R O P E R T Y M G M T

Street Address

5 3 T H E L I N K S R O A D

Unit/Apt./Suite

Municipality (City, Town, etc.)

T O R O N T O

Prov.

O N

Postal Code

M 2 P 1 T 7

Day Phone Number

(4 1 6) 2 5 6 - 4 4 3 4

Evening Phone Number

() -

Fax Number

(4 1 6) 2 5 6 - 0 0 9 0

E-mail Address

Address of the Residential Complex Covered by this Application

Street Number

2 5 0 0

Street Name

B A T H U R S T

Street Type (e.g. Street, Avenue, Road)

S T R E E T

Direction (e.g. East)

Unit/Apt./Suite

S E E L I S T

Municipality (City, Town, etc.)

T O R O N T O

Prov.

O N

Postal Code

M 6 B 2 Y 8

Tenants' Names and Addresses

Complete a *Schedule of Parties* form with the names and addresses, including unit numbers, of the tenants in the rental units covered by the application.

Rent Information

What is the date of the first rent increase you intend to take for the rental units covered by the application?

0 1 / 0 8 / 2 0 2 4
dd/mm/yyyy

Previous Order

If the LTB previously issued an order for a rent increase above the guideline, fill in the file number

OFFICE USE ONLY

File Number

v. 01/04/2022

LANDLORD AND TENANT BOARD

MAY 01 2024

TORONTO SOUTH



PART 2: REASONS FOR YOUR APPLICATION

Shade the box completely next to each reason on which you are basing this application.

I am applying for a rent increase above the guideline because:

- Reason 1:** The municipal taxes and charges for the residential complex increased by an "extraordinary" amount,
- Reason 2:** Operating costs for security services for the residential complex have been experienced for the first time or have increased,
- Reason 3:** Capital expenditure work was done in the residential complex.

Units included in the application

What is the total number of rental units in the complex?

0	0	8	2
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How many rental units are covered by the application?

0	0	7	6
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PART 3: OUTSTANDING ELEVATOR WORK

Answer the following questions.

Has a work order been issued that relates to one or more elevators in the residential complex?

- Yes No

If yes, has the work been completed?

- Yes No

Has an order been made under section 21 of the *Technical Standards and Safety Act, 2000* relating to elevators?

- Yes No

If yes, has the work been completed?

- Yes No

Has the LTB issued an order requiring you to do specified repairs or replacements to one or more elevators?

- Yes No

If yes, has the work been completed?

- Yes No

If you indicated that any of the work has not been completed, you must complete a "Summary of Outstanding Elevator Work" and attach it to your application.



PART 4: SIGNATURE

Landlord/Legal Representative's Signature



3 0 / 0 4 / 2 0 2 4
dd/mm/yyyy

Who has signed the application? Shade the circle completely next to your answer.

Landlord Legal Representative

Information About the Legal Representative

First Name

P A U L

Last Name

C A P P A

LSUC #

P 0 2 1 2 0

Company Name (if applicable)

C O H E N H I G H L E Y L L P

Mailing Address

2 5 5 Q U E E N S A V E N U E

Unit/Apt./Suite

1 1 0 0

Municipality (City, Town, etc.)

L O N D O N

Prov.

O N

Postal Code

N 6 A 5 R 8

Day Phone Number

(5 1 9) 6 7 2 - 9 3 3 0

Evening Phone Number

() -

Fax Number

(5 1 9) 6 7 2 - 5 9 6 0

E-mail Address

A G I @ C O H E N H I G H L E Y . C O M

Collecting Personal Information

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the *Residential Tenancies Act, 2006*. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's [Access to Records Policy](#) and the *Tribunal Adjudicative Records Act, 2019*. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at LTB@ontario.ca or our Contact Center at **416-645-8080** or **1-888-332-3234** (toll free).



Important Information from the Landlord and Tenant Board

1. The landlord must file this application at least 90 days before the date they intend to take the first rent increase for the rental units covered by the application.
2. Along with the application, the landlord must file evidence of the operating costs claimed in the application. They must also file proof that they have paid for those costs. If the landlord is applying for Reason #3, the landlord must also file a copy of the *Capital Expenditures: Additional Details* form for each capital expenditure item claimed in the application.
3. If the landlord is applying for Reason #3, the landlord must make the documents described above available to the tenants of the rental units covered by the application.
 - If the landlord has an office in or close to the residential complex, the landlord must allow the tenants to view a copy of the supporting documents during normal business hours.
 - The landlord is required to provide the LTB with an electronic copy of the supporting documents.
 - The landlord must provide an electronic copy of the supporting documents to a tenant who requests it, at no charge.
 - If the landlord and tenant agree, the landlord may provide photocopies of all the supporting documents at a reasonable charge based on the landlord's out-of-pocket costs for making the copies.
4. You can ask the LTB to provide French-language services at your hearing. If you are the applicant, you can fill out the *Request for French-Language Services or Request for Accommodation* form included at the end of this application. If you are the respondent, the *Request for French-Language Services or Request for Accommodation* form is available at LTB offices and at the LTB's website at tribunalsontario.ca/ltb.
5. You can ask the LTB to make special arrangements (called a Request for Accommodation) under the Ontario *Human Rights Code* to help you participate in the hearing. For example, you can ask the LTB to make arrangements to provide a sign-language interpreter. You can make a request for accommodation under the *Code* by telephone, fax or mail. If you are the applicant, you can fill out the *Request for French-Language Services or Request for Accommodation* form included at the end of this application. If you are the respondent, the *Request for French-Language Services or Request for Accommodation* form is available at LTB offices and at the LTB's website at tribunalsontario.ca/ltb.
6. It is an offence under the *Residential Tenancies Act, 2006* to file false or misleading information with the Landlord and Tenant Board.
7. The LTB can order either the landlord or the tenant to pay the other's costs related to the application.
8. The LTB has *Rules of Practice* that set out rules related to the application process and *Interpretation Guidelines* that explain how the LTB might decide specific issues that could come up in an application. You can read the *Rules and Guidelines* on the LTB's website at tribunalsontario.ca/ltb or you can buy a copy from an LTB office.

OFFICE USE ONLY:

Delivery Method: In Person Mail Courier Service Ontario Center

MS FL



A. Description and Costs

If you are applying for reason #3 you must fill out this schedule. If you are applying for more than five capital expenditure items, complete additional copies of this schedule. See the L5 instructions for further information.

Item #	Description of Capital Expenditures	Date Completed (dd/mm/yyyy)	Useful Life	Labour / Material and Contract Costs	Landlord's Own Labour (Hours x Rate = Total)	Total Costs
1	Common Area Renovations	10/10/2023	13	\$ 804,252.86		\$ 804,252.86
2	Boiler Automation System	20/10/2023	15	\$ 14,803.00		\$ 14,803.00

Attach additional sheets if necessary

For each capital expenditure item you are claiming, indicate why you believe it is "eligible" under s.126(7) of the RTA.

Item #	Provide explanation as to why the item is "eligible"
1	s. 126(7)(b) comply with housing standards
2	s. 126(7)(b) comply with housing standards and s. 126(7)(c) maintain the heating system and s. 126(7)(e) promotes energy conservation

Attach additional sheets if necessary



B. Is the cost for each capital expenditure to be applied to all of the rental units in the residential complex? If not, complete the table below.

Item #	List the unit numbers in the complex that the capital expenditure item should NOT be applied to. Be sure to also include units that are not covered by this application.

Attach additional sheets if necessary

C. Are any of the capital expenditure items listed in section A a major repair or replacement of a system or thing that already existed? If yes, complete the table below.

Item #	Did the item require replacement or major repair?	If yes, explain why. Also indicate when the item was last replaced or repaired. If no, explain how the item provides access for persons with disabilities; promotes energy or water conservation; or maintains or improves security.
1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Lobby and corridor finishes were estimated to be 20 years old and were worn and dated; flooring, wall finishes, and original doors were replaced; new lighting installed in lobby to improve light levels and new furnishings provided
2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New electronic controls installed to improve efficiency of boiler system
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Attach additional sheets if necessary



D. Did you receive any money from an insurer, government grants, forgivable loans or other assistance, or proceeds from trade-in, salvage or resale for any capital expenditure item(s)?

Yes No

If yes, list the item number, the source of the funds, and the amount you received below.

Item #	Source of funds	Total Amount

Attach additional sheets if necessary

E. Do any of the capital expenditures relate to non-residential portions of the complex or to other residential complexes?

Yes No

If yes, list the item and provide details below of how you propose costs should be allocated. See the L5 instructions for further information.

Attach additional sheets if necessary

Information about Rental Units in the Complex

Case Number:
(office use only)

The Rental Unit Information Sheet [RUI] must be completed by a landlord or agent who is submitting an **Application for a Rent Increase Above the Guideline (L5) for the reason of capital expenditures only**. You must include all units in the complex whether or not they are covered by the application. This includes units which are vacant or not rented.

Each address should be entered on its own row. If the rental units are located on more than one street, enter each street on a single line. **Exception:** If the addresses are individual addresses such as row houses, enter only the street name, street type and direction, if applicable. Under the *Address* tab do not enter the street number. The street number is to be entered under the Rental Address tab, column B (Unit Number). For example: 255 Albert Street and 256 Albert Street would be entered under the *Address* tab as Albert Street and 255 and 256 would be entered as the unit number under the *Rental Address* tab.

After entering the address(es), please use the next Tab (RentalAddress) - one for each address - to input individual unit information including City, Province and Postal Code.

Please enter the street address(es) in the spaces provided below:

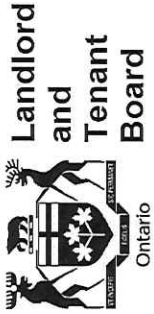
Total Unit

82

1	2500 Bathurst Street	82
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

See next pages for unit rental details

Information about Rental Units in the Complex
Rental Unit Details



Information about Tenant(s)

97
76
21
0
0
0

29/04/2024 9:39

Rental Address	Unit Number	Unit Covered by Application	Current Rent (Enter \$0.00 if the unit is vacant or not rented)	Frequency of Rent	Date Current Tenancy Began (Complete only if the tenancy began less than 18 months before the deadline to file the application) DD/MM/YYYY	Monthly Rent (Calculated)	Tenant's Name(1) (Lastname, First)	Tenant's Name(2) (Lastname, First)	Tenant's Name (3) (Last name, First)	City, Province & Postal Code	Names and Mailing Addresses for Landlord, Representatives and Tenants' Organizations
2500 Bathurst Street	B1	No	\$ -	Monthly		\$ -	Segodine, Stephen			Toronto, ON M6B 2Y8	HI-LO INVESTMENTS INC. c/o Sterling Karamar Property Management 53 The Links Road Toronto, ON M2P 1T7
2500 Bathurst Street	101	Yes	\$ 1,505.86	Monthly		\$ 1,505.86	Eidelman, Samuel			Toronto, ON M6B 2Y8	
2500 Bathurst Street	102	Yes	\$ 1,418.70	Monthly		\$ 1,418.70	Pomerantz, Mark			Toronto, ON M6B 2Y8	
2500 Bathurst Street	103	Yes	\$ 1,247.60	Monthly		\$ 1,247.60	Drezner, Helen			Toronto, ON M6B 2Y8	
2500 Bathurst Street	104	Yes	\$ 2,708.85	Monthly		\$ 2,708.85	Weiston, Marilyn			Toronto, ON M6B 2Y8	
2500 Bathurst Street	105	Yes	\$ 3,779.77	Monthly		\$ 3,779.77	Aaron, Stanley			Toronto, ON M6B 2Y8	
2500 Bathurst Street	106	Yes	\$ 1,726.59	Monthly		\$ 1,726.59	Willow, Philip			Toronto, ON M6B 2Y8	
2500 Bathurst Street	109	Yes	\$ 2,667.44	Monthly		\$ 2,667.44	Lax, Lawrence			Toronto, ON M6B 2Y8	
2500 Bathurst Street	201	Yes	\$ 1,587.20	Monthly		\$ 1,587.20	Vale, Susan			Toronto, ON M6B 2Y8	
2500 Bathurst Street	202	No	\$ 2,795.00	Monthly		\$ 2,795.00				Toronto, ON M6B 2Y8	
2500 Bathurst Street	203	Yes	\$ 1,472.73	Monthly		\$ 1,472.73	Smith, Anne			Toronto, ON M6B 2Y8	
2500 Bathurst Street	204	Yes	\$ 2,488.53	Monthly		\$ 2,488.53	Khendry, Janak			Toronto, ON M6B 2Y8	
2500 Bathurst Street	205	Yes	\$ 3,941.30	Monthly		\$ 3,941.30	Goldstein, Frances			Toronto, ON M6B 2Y8	
2500 Bathurst Street	206	Yes	\$ 2,109.95	Monthly		\$ 2,109.95	McKenzie, Heather			Toronto, ON M6B 2Y8	
2500 Bathurst Street	207	Yes	\$ 3,196.95	Monthly		\$ 3,196.95	Mills, Rena	Mills, Jeffrey		Toronto, ON M6B 2Y8	
2500 Bathurst Street	208	Yes	\$ 3,216.18	Monthly		\$ 3,216.18	Haber, Leslie			Toronto, ON M6B 2Y8	
2500 Bathurst Street	209	Yes	\$ 2,754.70	Monthly		\$ 2,754.70	Budd, Marvyn			Toronto, ON M6B 2Y8	
2500 Bathurst Street	301	Yes	\$ 1,620.08	Monthly		\$ 1,620.08	Sinukoff, Bonnie			Toronto, ON M6B 2Y8	
2500 Bathurst Street	302	Yes	\$ 1,455.74	Monthly		\$ 1,455.74	Manley, Joseph			Toronto, ON M6B 2Y8	
2500 Bathurst Street	303	Yes	\$ 1,622.47	Monthly		\$ 1,622.47	Back, Elissa			Toronto, ON M6B 2Y8	
2500 Bathurst Street	304	Yes	\$ 2,398.15	Monthly		\$ 2,398.15	Barrett, Lawrence			Toronto, ON M6B 2Y8	
2500 Bathurst Street	305	Yes	\$ 2,652.62	Monthly		\$ 2,652.62	Fish, David			Toronto, ON M6B 2Y8	
2500 Bathurst Street	306	Yes	\$ 3,908.48	Monthly		\$ 3,908.48	Neger, Shoshana	Sheff, Darian		Toronto, ON M6B 2Y8	
2500 Bathurst Street	307	Yes	\$ 2,103.84	Monthly		\$ 2,103.84	Brennan, Yelita			Toronto, ON M6B 2Y8	
2500 Bathurst Street	308	Yes	\$ 2,809.95	Monthly		\$ 2,809.95	Hartman, Miriam			Toronto, ON M6B 2Y8	
2500 Bathurst Street	309	Yes	\$ 3,694.51	Monthly		\$ 3,694.51	Frydman-Kohl, Rabbi Baruch	Frydman-Kohl, Josette		Toronto, ON M6B 2Y8	
2500 Bathurst Street	401	Yes	\$ 2,355.04	Monthly		\$ 2,355.04	Kagan, Vera			Toronto, ON M6B 2Y8	
2500 Bathurst Street	402	Yes	\$ 1,399.08	Monthly		\$ 1,399.08	Samery, Robert			Toronto, ON M6B 2Y8	
2500 Bathurst Street	403	Yes	\$ 1,494.84	Monthly		\$ 1,494.84	Iaboni, Antonio			Toronto, ON M6B 2Y8	
2500 Bathurst Street	404	Yes	\$ 2,574.42	Monthly		\$ 2,574.42	Brown, Barbara			Toronto, ON M6B 2Y8	
2500 Bathurst Street	405	Yes	\$ 3,466.55	Monthly		\$ 3,466.55	Posner, Gerald	Posner, Sherna		Toronto, ON M6B 2Y8	
2500 Bathurst Street	406	Yes	\$ 2,319.67	Monthly		\$ 2,319.67	Blitstein, Ronald			Toronto, ON M6B 2Y8	
2500 Bathurst Street	407	Yes	\$ 3,989.95	Monthly		\$ 3,989.95	Bernstein, Esther			Toronto, ON M6B 2Y8	
2500 Bathurst Street	408	Yes	\$ 3,468.32	Monthly		\$ 3,468.32	Newman, Samuel			Toronto, ON M6B 2Y8	
2500 Bathurst Street	409	No	\$ 4,097.00	Monthly		\$ 4,097.00				Toronto, ON M6B 2Y8	
2500 Bathurst Street	501	Yes	\$ 1,967.75	Monthly		\$ 1,967.75	Do, Thi Thuu	Nguyen, Vu Thinh		Toronto, ON M6B 2Y8	
2500 Bathurst Street	502	Yes	\$ 1,677.93	Monthly		\$ 1,677.93	Tweyman, Marilyn France			Toronto, ON M6B 2Y8	
2500 Bathurst Street	503	Yes	\$ 1,660.65	Monthly		\$ 1,660.65	Tweyman, Michael			Toronto, ON M6B 2Y8	
2500 Bathurst Street	504	Yes	\$ 2,590.11	Monthly		\$ 2,590.11	Dick, Sidney	Dick, Ida		Toronto, ON M6B 2Y8	
2500 Bathurst Street	505	Yes	\$ 3,174.41	Monthly		\$ 3,174.41	Pusili, Jeff			Toronto, ON M6B 2Y8	
2500 Bathurst Street	506	Yes	\$ 3,865.08	Monthly		\$ 3,865.08	Platt, Sharon	Platt, Fred		Toronto, ON M6B 2Y8	
2500 Bathurst Street	507	Yes	\$ 3,583.13	Monthly		\$ 3,583.13	Eisenstat, Rifka	Eisenstat, Sholom		Toronto, ON M6B 2Y8	
2500 Bathurst Street	508	Yes	\$ 2,687.68	Monthly		\$ 2,687.68	Merling, Debra			Toronto, ON M6B 2Y8	
2500 Bathurst Street	509	Yes	\$ 2,411.91	Monthly		\$ 2,411.91	Lindzon, Joyce			Toronto, ON M6B 2Y8	
2500 Bathurst Street	601	Yes	\$ 1,700.07	Monthly		\$ 1,700.07	Weiser, Sharon			Toronto, ON M6B 2Y8	
2500 Bathurst Street	602	Yes	\$ 1,473.47	Monthly		\$ 1,473.47	Offman, Linda			Toronto, ON M6B 2Y8	



Information about Rental Units in the Complex
Rental Unit Details

Information about Tenant(s)

97

76
21
0
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0

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Rental Address	Unit Number	Unit Covered by Application	Current Rent (Enter \$0.00 if the unit is vacant or not rented)	Frequency of Rent	Date Current Tenancy Began (Complete only if the tenancy began less than 18 months before the deadline to file the application) DD/MM/YYYY	Monthly Rent (Calculated)	Tenant's Name (1) (Lastname, First)	Tenant's Name (2) (Lastname, First)	Tenant's Name (3) (Last name, First)	City, Province & Postal Code	Names and Mailing Addresses for Landlord, Representatives and Tenants' Organizations Name (Last name, First) Company Name Address (unit number & street) City, Province & Postal Code
2500 Bathurst Street	603	Yes	\$ 1,435.51	Monthly		\$ 1,435.51	Carr, Nada	Coliak-Anlic, Helen		Toronto, ON M6B 2Y8	
2500 Bathurst Street	604	Yes	\$ 2,140.95	Monthly		\$ 2,140.95	Burke, Lisa			Toronto, ON M6B 2Y8	
2500 Bathurst Street	605	No	\$ 4,295.00	Monthly		\$ 4,295.00				Toronto, ON M6B 2Y8	
2500 Bathurst Street	606	Yes	\$ 3,292.81	Monthly		\$ 3,292.81	Usher, Cassandra			Toronto, ON M6B 2Y8	
2500 Bathurst Street	607	Yes	\$ 1,795.42	Monthly		\$ 1,795.42	Singer, Sheila			Toronto, ON M6B 2Y8	
2500 Bathurst Street	608	Yes	\$ 2,771.50	Monthly		\$ 2,771.50	Gross, Jonathan			Toronto, ON M6B 2Y8	
2500 Bathurst Street	609	Yes	\$ 2,099.42	Monthly		\$ 2,099.42	Goodman, Yella			Toronto, ON M6B 2Y8	
2500 Bathurst Street	701	Yes	\$ 1,978.40	Monthly		\$ 1,978.40	Gold, Judith			Toronto, ON M6B 2Y8	
2500 Bathurst Street	702	Yes	\$ 1,504.47	Monthly		\$ 1,504.47	Lebow, Janice			Toronto, ON M6B 2Y8	
2500 Bathurst Street	703	Yes	\$ 1,582.04	Monthly		\$ 1,582.04	Levitt, Cyril			Toronto, ON M6B 2Y8	
2500 Bathurst Street	704	Yes	\$ 4,299.87	Monthly	15/01/2023	\$ 4,299.87	Stark, Peter			Toronto, ON M6B 2Y8	
2500 Bathurst Street	705	Yes	\$ 3,561.87	Monthly		\$ 3,561.87	Goldenberg, Leslie	Goldenberg, Susan		Toronto, ON M6B 2Y8	
2500 Bathurst Street	706	Yes	\$ 2,682.38	Monthly		\$ 2,682.38	Starr, Bernadette			Toronto, ON M6B 2Y8	
2500 Bathurst Street	707	No	\$ 3,895.00	Monthly		\$ 3,895.00				Toronto, ON M6B 2Y8	
2500 Bathurst Street	708	Yes	\$ 2,334.07	Monthly		\$ 2,334.07	Lockwood, Michael			Toronto, ON M6B 2Y8	
2500 Bathurst Street	709	Yes	\$ 4,053.88	Monthly		\$ 4,053.88	Golden, Sidney	Golden, Nancy		Toronto, ON M6B 2Y8	
2500 Bathurst Street	801	Yes	\$ 3,892.26	Monthly		\$ 3,892.26	Valo, Shirley			Toronto, ON M6B 2Y8	
2500 Bathurst Street	802	Yes	\$ 3,547.45	Monthly		\$ 3,547.45	Garry, Ian	Garry, Celine		Toronto, ON M6B 2Y8	
2500 Bathurst Street	803	Yes	\$ 3,844.43	Monthly		\$ 3,844.43	Malerovitz, Edward	Malerovitz, Paula		Toronto, ON M6B 2Y8	
2500 Bathurst Street	804	Yes	\$ 2,630.06	Monthly		\$ 2,630.06	Mindel, Brian			Toronto, ON M6B 2Y8	
2500 Bathurst Street	805	Yes	\$ 4,586.87	Monthly		\$ 4,586.87	Penjaji, Zvi			Toronto, ON M6B 2Y8	
2500 Bathurst Street	806	Yes	\$ 3,790.52	Monthly		\$ 3,790.52	Shapiro, Libby	Shapiro, Iska		Toronto, ON M6B 2Y8	
2500 Bathurst Street	901	Yes	\$ 3,756.44	Monthly		\$ 3,756.44	Devor, Sue	Devor, Louis		Toronto, ON M6B 2Y8	
2500 Bathurst Street	902	Yes	\$ 2,429.01	Monthly		\$ 2,429.01	Goltshalk, Ivor			Toronto, ON M6B 2Y8	
2500 Bathurst Street	903	No	\$ 5,240.00	Monthly		\$ 5,240.00				Toronto, ON M6B 2Y8	
2500 Bathurst Street	904	Yes	\$ 3,597.29	Monthly		\$ 3,597.29	Jackson, Cheryl			Toronto, ON M6B 2Y8	
2500 Bathurst Street	905	Yes	\$ 4,141.28	Monthly		\$ 4,141.28	Bida, Raphael	Bida, Helen		Toronto, ON M6B 2Y8	
2500 Bathurst Street	906	Yes	\$ 3,821.08	Monthly		\$ 3,821.08	Diamond, Rochelle			Toronto, ON M6B 2Y8	
2500 Bathurst Street	1001	Yes	\$ 2,985.58	Monthly		\$ 2,985.58	Rolenberg, Gila			Toronto, ON M6B 2Y8	
2500 Bathurst Street	1002	Yes	\$ 2,252.77	Monthly		\$ 2,252.77	Glass, Linda			Toronto, ON M6B 2Y8	
2500 Bathurst Street	1003	Yes	\$ 2,927.72	Monthly		\$ 2,927.72	Zimmerman, Eva			Toronto, ON M6B 2Y8	
2500 Bathurst Street	1004	Yes	\$ 4,199.34	Monthly		\$ 4,199.34	Shiff, Ilana	Rosh, Jeremy		Toronto, ON M6B 2Y8	
2500 Bathurst Street	1005	Yes	\$ 5,198.99	Monthly		\$ 5,198.99	Tanz, Benard Steven	Tanz, Maureen Carol		Toronto, ON M6B 2Y8	
2500 Bathurst Street	1006	Yes	\$ 3,775.23	Monthly		\$ 3,775.23	Skoink, Larry	Skoink, Barbara		Toronto, ON M6B 2Y8	
2500 Bathurst Street	PH01	Yes	\$ 5,712.57	Monthly		\$ 5,712.57	Zimmer, Robert	Zimmer, Wendy Platt		Toronto, ON M6B 2Y8	
2500 Bathurst Street	PH02	Yes	\$ 8,296.36	Monthly		\$ 8,296.36	Samole, Stanley	Samole, Abi		Toronto, ON M6B 2Y8	

CAPITAL EXPENDITURE #1

COMMON AREA RENOVATIONS

Total Project Cost: \$804,252.86

Anticipated Useful Life: 13 years
Finishes – 4./14./ 15./ 19./ 21./23./
Doors & Windows – 4./Electrical – 9.

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

Item and description of work: #1 Common Area Renovations
 Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: \$804,252.86
 Date completed: October 10, 2023

Contractor/Supplier	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item
All Professional Trade Services Inc.	120118	05/26/22	\$139,668.00	Cheque	2596	\$139,668.00	12/07/2022	\$139,668.00
All Professional Trade Services Inc.	122215	07/26/22	\$104,751.00	Cheque	2667	\$209,502.00	10/20/22	\$104,751.00
All Professional Trade Services Inc.	124262	09/23/22	\$104,751.00	Cheque	2667	\$209,502.00	10/20/22	\$104,751.00
All Professional Trade Services Inc.	125785	10/31/22	\$104,751.00	Cheque	2736	\$104,751.00	11/01/23	\$104,751.00
All Professional Trade Services Inc.	12996	02/28/23	\$104,751.00	Cheque	2836	\$104,751.00	06/04/23	\$104,751.00
All Professional Trade Services Inc.	131403	03/31/23	\$69,834.00	Cheque	2868	\$69,834.00	06/06/23	\$69,834.00
All Professional Trade Services Inc.	133732	05/31/23	\$69,834.00	Cheque	2920	\$69,834.00	07/14/23	\$69,834.00
All Professional Trade Services Inc.	135559	07/31/23	\$58,505.75	Cheque	2995	\$60,019.95	09/13/23	\$58,505.75
All Professional Trade Services Inc.	135874	08/22/23	\$1,514.20	Cheque	2995	\$60,019.95	09/13/23	\$1,514.20
Canadian Commercial Furniture	1027	10/10/23	\$15,271.95	Cheque	3037	\$15,271.95	10/27/23	\$15,271.95
Tara Fingold	106-356	03/14/22	\$4,152.75	Cheque	2766	\$10,310.90	01/24/23	\$4,152.75
Tara Fingold	106-392	05/17/22	\$296.63	Cheque	2942	\$741.57	08/01/23	\$296.63
Tara Fingold	106-491	09/13/22	\$3,220.50	Cheque	2766	\$10,310.90	01/24/23	\$3,220.50
Tara Fingold	106-509	02/10/22	\$465.77	Cheque	2766	\$10,310.90	01/24/23	\$465.77
Tara Fingold	106-513	07/10/22	\$2,175.25	Cheque	2766	\$10,310.90	01/24/23	\$2,175.25
Tara Fingold	106-754	06/07/23	\$296.63	Cheque	2766	\$10,310.90	01/24/23	\$296.63
Nexstar Lighting Limited	2577	04/20/23	\$803.43	Cheque	2872	\$803.43	05/16/23	\$803.43
Sterling Karamar	29928	09/25/23	\$19,210.00	Cheque	3006	\$20,876.75	09/27/23	\$19,210.00

Total \$804,252.86



ALL PROFESSIONAL TRADES INC.

All Professional Trade Services Inc.
66 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

INVOICE

DATE	2022-05-26
INVOICE #	120118
P.O. No.	
Rep	BC

Customer
Sterling Karamar 53 The Links Road Toronto, ON M2P 1T7

Phone No.: 905-475-5351
Fax No.: 905-475-5634

Description	Qty	Rate	Amount
CAPITAL: 2500 Bathurst - Lobby PROGRESS DRAW # 1 - 20% (MATERIALS)			
Demolition • Demo existing main lobby finishes as per drawings (ceiling, floor tile, carpet, millwork) • Remove existing all typical floor finishes as per drawings (carpet, baseboard) Main Lobby • Install new drop ceiling in main lobby as per drawings • Install new recessed lighting, new scones for electrical • Install new millwork, and plastic laminate wall paneling as per drawings • Install new A/C unit • Install new ceramic floor tile, wall elevator tiles, as per drawings • Door operators to be reused All typical corridors including basement P1 and P2 • Install new paint and wallpaper as per drawings • Install new carpet as per drawings • Install new baseboard as per drawings • Install new painting as per drawings • Replace all suite door locks as per spec • Supply and install new 20min rated doors and hardware HST (ON) on sales	0.2	618,000.00	123,600.00
		13.00%	16,068.00

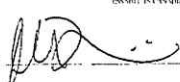
Sub-Total	\$123,600.00
Sales Tax Total	\$16,068.00
Total	\$139,668.00

GST/HST No. 855440897

0051-5217194
CHEQUE # 02596

\$139,668.00

Hi-Lo Investments Inc. c/o Sterling Katarac Property Management 53 The Links Road Toronto, ON M2P 1T7		ID Canada Trust 29 The Links Road (Toronto) ON M2P 1T7	2596
		07/12/2022	
**** ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED SIXTY EIGHT AND 00/100 DOLLARS ****		\$139,668.00	
TO	All Professional Trade Services Inc.		
HL	66 Leek Crescent		
ORIG	Richmond Hill, ON L4B 1H1		
DI			

Per 

#002596# *00512#004# 0051#5217194#

CHEQUE # 02596

47696-002 Scotiabank	3003054213	Printer ID # / NI d'imprimeur 1014-B
29-Jul-2022	47696-002	
47696 21681 11	Endorsement - Signature or Stamp	
TDCT 091 085 TOR 30230729 BSN: 1142914641		
BACK/ENDOS		
65052-002 BNS CIBC Toronto ON 29-Jul-2022 3221465700		



All Professional Trade Services Inc.
66 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

INVOICE

DATE	2022-07-26
INVOICE #	122215
P.O. No.	
Rep	BC

Customer
Sterling Karamar 53 The Links Road Toronto, ON M2P 1T7

Phone No.: 905-475-5351
Fax No.: 905-475-5634

Description	Qty	Rate	Amount
CAPITAL: 2500 Bathurst - Lobby & Typical Floor PROGRESS DRAW # 2 - 15%			
Demolition • Demo existing main lobby finishes as per drawings (ceiling, floor tile, carpet, millwork) • Remove existing all typical floor finishes as per drawings (carpet, baseboard) Main Lobby • Install new drop ceiling in main lobby as per drawings • Install new recessed lighting, new scones for electrical • Install new millwork, and plastic laminate wall paneling as per drawings • Install new A/C unit • Install new ceramic floor tile, wall elevator tiles, as per drawings • Door operators to be reused All typical corridors including basement P1 and P2 • Install new paint and wallpaper as per drawings • Install new carpet as per drawings • Install new baseboard as per drawings • Install new painting as per drawings • Replace all suite door locks as per spec • Supply and install new 20min rated doors and hardware HST (ON) on sales	0.15	618,000.00	92,700.00
		13.00%	12,051.00

Sub-Total	\$92,700.00
Sales Tax Total	\$12,051.00
Total	\$104,751.00

GST/HST No. 855440897

2024-04-20 2:28 PM

2500 Bathurst HI Lo Investments (6600)

Check Register

Period = Jan 2022-Dec 2023

Doc. Seq. No.	Period	Date	Payee Code	Payee	Batch	Control	Legal Entity	Property	Acct Code	Acct Description	Base Curr.	Gross Amount	Reference	Notes
66344	10/2022	2022-10-20	alp1	All Professional Trade Services Inc.	149269	K-337045	res	6600	9020-3800	General Hallway Improvements	cad	209,502.00	2667	
	10/2022	2022-10-20	alp1	All Professional Trade Services Inc.	149269	K-337045	res	6600	9020-3800	General Hallway Improvements	cad	104,751.00	2667	Corridors and Lobby refresh - draw#2
	10/2022	2022-10-20	alp1	All Professional Trade Services Inc.	149269	K-337045	res	6600	9020-3800	General Hallway Improvements	cad	104,751.00	2667	Corridors and Lobby refresh - Draw#3

The screenshot shows the TD Commercial Banking interface. It includes a navigation menu with options like 'Home', 'Search', 'Contact Us', and 'Login'. The main content area is titled 'Balance Reporting' and shows a 'Query - Transaction Results' table. The table has columns for 'Account Name', 'Account Number', 'Date', 'Description', 'Debit Amount', and 'Credit Amount'. A single transaction is listed with a debit amount of \$209,502.00.

Account Name	Account Number	Date	Description	Debit Amount	Credit Amount	R/D
2500BATHURST	00011 3217194	10/27/2022	CHQ#32667	\$209,502.00		H



All Professional Trade Services Inc.
66 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

INVOICE

DATE	2022-09-23
INVOICE #	124262
P.O. No.	
Rep	BC

Customer
 Sterling Karamar
 53 The Links Road
 Toronto, ON
 M2P 1T7

Phone No.: 905-475-5351
Fax No.: 905-475-5634

Description	Qty	Rate	Amount
CAPITAL: 2500 Bathurst - Lobby & Typical Floor PROGRESS DRAW # 3 - 15%			
Demolition • Demo existing main lobby finishes as per drawings (ceiling, floor tile, carpet, millwork) • Remove existing all typical floor finishes as per drawings (carpet, baseboard) Main Lobby • Install new drop ceiling in main lobby as per drawings • Install new recessed lighting, new scones for electrical • Install new millwork, and plastic laminate wall paneling as per drawings • Install new A/C unit • Install new ceramic floor tile, wall elevator tiles, as per drawings • Door operators to be reused All typical corridors including basement P1 and P2 • Install new paint and wallpaper as per drawings • Install new carpet as per drawings • Install new baseboard as per drawings • Install new painting as per drawings • Replace all suite door locks as per spec • Supply and install new 20min rated doors and hardware HST (ON) on sales	0.15	618,000.00	92,700.00
		13.00%	12,051.00

Sub-Total	\$92,700.00
Sales Tax Total	\$12,051.00
Total	\$104,751.00

GST/HST No. 855440897



THIS BILLING INCLUDES THE FOLLOWING INVOICES
125785

CERTIFICATE FOR PAYMENT

NUMBER 4

DATE: 15-Nov-22 PROJECT: 6600
 PO#: NO PO GL#: 9020-3800

JOB DESCRIPTION: Corridors and Lobby refresh - Draw #4

THIS IS TO CERTIFY, IN ACCORDANCE WITH THE ESTIMATE/CONTRACT,

DATED: 31-Oct-22
 BETWEEN: All Professional Trades Services Inc.

AND STERLING KARAMAR PROPERTY MANAGEMENT, THE CONTRACTOR IS ENTITLED TO
 PAYMENT IN THE AMOUNT OF \$ 104,751.00 FOR WORKED PERFORMED.

STATEMENT OF ACCOUNT

ORIGINAL CONTRACT AMOUNT	\$ 618,000.00
TOTAL CHANGES TO DATE	\$ 48,175.00
ADJUSTED SUM CONTRACT	\$ 666,175.00

WORK COMPLETED 60%	\$ 401,700.00	
LESS HOLDBACK	\$ -	
PLUS H/B PREVIOUSLY RELEASED	\$ -	
TOTAL PAYABLE TO DATE	\$ 401,700.00	\$ 401,700.00

WORK PREVIOUSLY BILLED	\$ 309,000.00	
LESS HOLDBACK	\$ -	
PLUS H/B PREVIOUSLY RELEASED	\$ -	
TOTAL PREVIOUSLY PAID	\$ 309,000.00	\$ 309,000.00

NET AMOUNT NOW PAYABLE	\$ 92,700.00
DISBURSEMENTS	
HST	\$ 12,051.00
TOTAL	\$ 104,751.00

VALUE OF WORK TO COMPLETE	\$ 264,475.00
H/B PREVIOUSLY RELEASED	\$ -
HOLDBACK FUND TO DATE	\$ -

SIGNATURE:  DATE: Nov 16/22

2024-04-20 2:28 PM

2500 Bathurst HI Lo Investments (6600)

Check Register

Period = Jan 2022-Dec 2023

Doc. Seq. No.	Period	Date	Payee Code	Payee	Batch	Control	Legal Entity	Property	Acct Code	Acct Description	Base Curr.	Gross Amount	Reference	Notes
66344	10/2022	2022-10-20	allp1	All Professional Trade Services Inc.	149269	K-337045	res	6600	9020-3800	General Hallway Improvements	cad	209,502.00	2667	
	10/2022	2022-10-20	allp1	All Professional Trade Services Inc.	149269	K-337045	res	6600	9020-3800	General Hallway Improvements	cad	104,751.00	2667	Corridors and Lobby refresh - draw#2
	10/2022	2022-10-20	allp1	All Professional Trade Services Inc.	149269	K-337045	res	6600	9020-3800	General Hallway Improvements	cad	104,751.00	2667	Corridors and Lobby refresh - Draw#3

Commercial Banking Home | Search | Contact Us | Login | [TD Business Center](#) [Help](#)

Web Business Banking [My Account](#) [My Alerts](#) [My Statements](#) [My Payments & Transfers](#) [My Checks](#) [My eChecks](#) [My Funds Transfer](#) [My eTransfers](#)

Business Banking Customer Service Products & Services

Home > Reporting & Analysis > Balance Reporting

Balance Reporting Help

Query - Transaction Results Print this page

Search Criteria: No Credit Criteria Selected

Display: Entire Dollar Range

Account Name	Account Number	Date	Description	Debit Amount	Credit Amount	R/D
6600-66 LEHAR	00033 3217194	10/27/2022	CHQ#26667	6774.98		N
6600-66 LEHAR	00033 3217194	10/27/2022	CHQ#26667	6774.98		N

Review Payment Functions ▾ Jump To

Payee allp1 All Professional Trade Services Inc. 66 Leek Crescent	Total Amount 209,502.00 CAD Check Date 10/20/2022 Clear Date 10/27/2022 Post Month 10/2022	Ctrl# 337045 Batch 149269 (Reconciled)
---	---	---

Bank 6600 Check No 2667 0051-5217194 TD 2500 Bathurst Hi Lo Inc	Statement No Notes
---	------------------------------

Created by shashimzada@sterlingkaramar.com on 10/20/2022 9:30 AM.
 (never modified)

Property ▾	Net	GST/HST	Tax2	Gross	Account	Notes	Pay
6600 - 2500 Bathurst Hi Lo Investments	104,751.00	0.00	0.00	104,751.00	9020-3800 - General Hallway Improvements	Corridors and Lobby refresh - draw#2	646787
6600 - 2500 Bathurst Hi Lo Investments	104,751.00	0.00	0.00	104,751.00	9020-3800 - General Hallway Improvements	Corridors and Lobby refresh - Draw#3	649516



All Professional Trade Services Inc.
66 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

INVOICE

DATE	2022-10-31
INVOICE #	125785
P.O. No.	
Rep	BC

Customer
Sterling Karamar 53 The Links Road Toronto, ON M2P 1T7

6600
9020-3800

Thomas Simpson

Phone No.: 905-475-5351
Fax No.: 905-475-5634

Description	Qty	Rate	Amount
CAPITAL: 2500 Bathurst - Lobby & Typical Floor PROGRESS DRAW # 4 - 15% + CO#1 100%			
Demolition • Demo existing main lobby finishes as per drawings (ceiling, floor tile, carpet, millwork) • Remove existing all typical floor finishes as per drawings (carpet, baseboard) Main Lobby • Install new drop ceiling in main lobby as per drawings • Install new recessed lighting, new scones for electrical • Install new millwork, and plastic laminate wall paneling as per drawings • Install new A/C unit • Install new ceramic floor tile, wall elevator tiles, as per drawings • Door operators to be reused All typical corridors including basement P1 and P2 • Install new paint and wallpaper as per drawings • Install new carpet as per drawings • Install new baseboard as per drawings • Install new painting as per drawings • Replace all suite door locks as per spec • Supply and install new 20min rated doors and hardware	0.15	618,000.00	92,700.00
HST (ON) on sales		13.00%	12,051.00



Sub-Total	\$92,700.00
Sales Tax Total	\$12,051.00
Total	\$104,751.00

GST/HST No. 855440897

0051-5217194

CHEQUE # 02736

\$104,751.00

Hi-Lo Investments Inc.		ID Canada Trust	2736
c/o Seclang Karanar Property Management		79 The Oaks Road	
53 The Oaks Road		Luttwig	
Toronto, ON, M2P 1J7		ON M2P 1J7	01/11/2023
*** ONE HUNDRED FOUR THOUSAND SEVEN HUNDRED FIFTY ONE AND NO/100 DOLLARS			\$104,751.00
Pay to the order of:			PAIABLE EN CASH SEULEMENT
TO:	All Professional Trade Services Inc.		
FOR:	66 Leek Crescent		
CHEQUE #:	Riesmond Hill, ON L4B 1H1	Per 	
OR			
⑈002736⑈ ⑆00512⑆004⑆ 0051-5217194⑆			

CHEQUE # 02736

47696-002	3037952685	Printer ID # / Ni d'imprimeur 1014-B
Scotiabank		
26-Jan-2023		
47696-002		Endorsement - Signature or Stamp
47696 21681 11		
	TDCT OFI 002 TOR	
	20230126 ISBN: 41-41-893-436	
		BACK/ENDOS
	0051-002 BNS	
	FIR: Toronto ON	
	26-Jan-2023	
	322255942A	



All Professional Trades Services Inc.
66 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

INVOICE

DATE	2023-02-28
INVOICE #	129996
P.O. No.	
Rep	BC

Customer
Sterling Karamar 53 The Links Road Toronto, ON M2P 1T7

Phone No.: 905-475-5351
Fax No.: 905-475-5634

Description	Qty	Rate	Amount
CAPITAL: 2500 Bathurst - Lobby & Typical Floor PROGRESS DRAW # 5 - 15%			
Demolition • Demo existing main lobby finishes as per drawings (ceiling, floor tile, carpet, millwork) • Remove existing all typical floor finishes as per drawings (carpet, baseboard) Main Lobby • Install new drop ceiling in main lobby as per drawings • Install new recessed lighting, new scones for electrical • Install new millwork, and plastic laminate wall paneling as per drawings • Install new A/C unit • Install new ceramic floor tile, wall elevator tiles, as per drawings • Door operators to be reused All typical corridors including basement P1 and P2 • Install new paint and wallpaper as per drawings • Install new carpet as per drawings • Install new baseboard as per drawings • Install new painting as per drawings • Replace all suite door locks as per spec • Supply and install new 20min rated doors and hardware HST (ON) on sales	0.15	618,000.00	92,700.00
		13.00%	12,051.00

Sub-Total	\$92,700.00
Sales Tax Total	\$12,051.00
Total	\$104,751.00

GST/HST No. 855440897

0051-5217194
CHEQUE # 02836

\$104,751.00

Hi-Lo Investments Inc.		18 Canada East 1700 York Road Ottawa ON M2P 1H7	2836
c/o National Business Management All Professional Business, INC. M2P 1H7		05.06.2023	
*** ONE THOUSAND FOURTY FIVE THOUSAND SIX HUNDRED SEVENTY FIVE AND 00/100 DOLLARS		\$104,751.00	
TO: All Professional Trade Services Inc.		PAY TO THE ORDER OF	
180 Lakeshore Court		CASH	
Ottawa, Ontario K1N 6N5		104	
BY: [Signature]		100	
180 Lakeshore Court		100	
Ottawa, Ontario K1N 6N5		100	
180 Lakeshore Court		100	
Ottawa, Ontario K1N 6N5		100	

⑆002836⑆ ⑆0051⑆⑆004⑆ 0051⑆5217194⑆

CHEQUE # 02836

47696-002 Scotiabank	3060737409	Printer ID # / NI d'imprimeur 1014-B
24-May-2023	47696-002	Endorsement - Signature or Stamp
47696 21681 11		
TIXI 09100 TOR 20230524 ISSN: 211147179		
BACK/ENDOS		
47696 002 100 CIBC Toronto ON 24-May-2023 222384370		



All Professional Trades Services Inc.
66 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

INVOICE

16

DATE	2023-03-31
INVOICE #	131403
P.O. No.	
Rep	BC

Customer
Sterling Karamar 53 The Links Road Toronto, ON M2P 1T7

Phone No.: 905-475-5351
Fax No.: 905-475-5634

Description	Qty	Rate	Amount
CAPITAL: 2500 Bathurst - Lobby & Typical Floor PROGRESS DRAW # 6 - 10%			
Demolition • Demo existing main lobby finishes as per drawings (ceiling, floor tile, carpet, millwork) • Remove existing all typical floor finishes as per drawings (carpet, baseboard) Main Lobby • Install new drop ceiling in main lobby as per drawings • Install new recessed lighting, new scones for electrical • Install new millwork, and plastic laminate wall paneling as per drawings • Install new A/C unit • Install new ceramic floor tile, wall elevator tiles, as per drawings • Door operators to be reused All typical corridors including basement P1 and P2 • Install new paint and wallpaper as per drawings • Install new carpet as per drawings • Install new baseboard as per drawings • Install new painting as per drawings • Replace all suite door locks as per spec • Supply and install new 20min rated doors and hardware HST (ON) on sales	0.1	618,000.00	61,800.00
		13.00%	8,034.00

Sub-Total	\$61,800.00
Sales Tax Total	\$8,034.00
Total	\$69,834.00

GST/HST No. 855440897

0051-5217194
CHEQUE # 00000

\$69,834.00

Hi-Lo Investments Inc.		Hi-Lo Invest Corp 2500 Finch Ave E Toronto, ON M2N 1L7	2868
100 North St. Toronto, Ontario M5A 1A2		05/06/2023	
*** SEVEN NINE THOUSAND EIGHT HUNDRED THIRTY FOUR AND 00/100 DOLLARS		\$69,834.00	
TO: All Professional Trade Services Inc.		PAY TO THE ORDER OF	
661 Keele Crescent		Par	
Richmond Hill, ON L4B 1H1		<i>M</i>	
⑆002656⑆ ⑆00512⑆004⑆ 0051⑆5217194⑆			

CHEQUE # 00000

47696-002 Scotiabank	3062504733	Printer ID # / Ni d'imprimeur 1014-B
01-Jun-2023	47696-002	Endorsement - Signature or Stamp
47696 21681 11		
TRCT OFI INC TOR 2029669 ISBN: 214064662		
BACK/ENDOS		
6052-002 INS CIBC Toronto ON 01-Jun-2023 32201401X		



All Professional Trades Services Inc.
66 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

INVOICE

DATE	2023-05-31
INVOICE #	133732
P.O. No.	
Rep	BC

Customer
Sterling Karamar 53 The Links Road Toronto, ON M2P 1T7

Phone No.: 905-475-5351
Fax No.: 905-475-5634

Description	Qty	Rate	Amount
CAPITAL: 2500 Bathurst - Lobby & Typical Floor PROGRESS DRAW # 7 - 10%			
Demolition • Demo existing main lobby finishes as per drawings (ceiling, floor tile, carpet, millwork) • Remove existing all typical floor finishes as per drawings (carpet, baseboard)	0.1	618,000.00	61,800.00
Main Lobby • Install new drop ceiling in main lobby as per drawings • Install new recessed lighting, new scones for electrical • Install new millwork, and plastic laminate wall paneling as per drawings • Install new A/C unit • Install new ceramic floor tile, wall elevator tiles, as per drawings • Door operators to be reused			
All typical corridors including basement P1 and P2 • Install new paint and wallpaper as per drawings • Install new carpet as per drawings • Install new baseboard as per drawings • Install new painting as per drawings • Replace all suite door locks as per spec • Supply and install new 20min rated doors and hardware			
HST (ON) on sales		13.00%	8,034.00

Sub-Total	\$61,800.00
Sales Tax Total	\$8,034.00
Total	\$69,834.00

GST/HST No. 855440897

0051-5217194
CHEQUE # 02920

\$69,834.00

Hi-Lo Investments Inc. Les Services Professionnels d'Investissement L'Orléans, Québec		2920
DATE: 08/29/2023		
AMOUNT: SIXTY NINE THOUSAND EIGHT HUNDRED THIRTY FOUR AND 00/100 DOLLARS		\$69,834.00
PAY TO: All Professional Trade Services Inc. 66 Lesk, Clarendon Richmond Hill, ON L4B 1H1		
SIGNATURE: <i>SA</i>		
MICR: ⑈002920⑈ ⑆00512⑆004⑆ 0051⑆5217194⑆		

CHEQUE # 02920

47696-002 Scotiabank	3080619963	Printer ID # / NI d'imprimeur 1014-B
29-Aug-2023	47696-002	
47696 21681 11	Endorsement - Signature or Stamp	
TICKET OF 100 FOR 20210829 ISBN: 1144006782 BACK/ENDOS		
15000 900 012 11P 148-004-001 29-Aug-2023 1123960471		



All Professional Trades Services Inc.
66 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

INVOICE

DATE	2023-07-31
INVOICE #	135559
P.O. No.	
Rep	BC

Customer
Sterling Karamar 53 The Links Road Toronto, ON M2P 1T7

Phone No.: 905-475-5351
Fax No.: 905-475-5634

Description	Qty	Rate	Amount
CAPITAL: 2500 Bathurst - Lobby & Typical Floor - CHANGE ORDERS			
Striker plates for new deadbolts	1	4,875.00	4,875.00
Exterior Entrance Pad Replacement	1	3,000.00	3,000.00
To supply all labour and material to complete the following: Exterior Entrance Pad Replacement - Remove existing entrance tiled area pad – Approx 60 sq ft. - Supply and install new concrete pad and cut to match existing concrete as close as possible.			
Baseboard CO	1	32,800.00	32,800.00
To supply all labour and material to complete the following: Wallpaper other side of corridor (includes credit from paint) • Prepare walls for installation of wallpaper • Supply and install vinyl backed wallpaper on other side of corridor			
Wood baseboard	1	11,100.00	11,100.00
• Supply and install wood baseboard throughout all typical floors (1st-9th floor)			
HST (ON) on sales		13.00%	6,730.75

Sub-Total	\$51,775.00
Sales Tax Total	\$6,730.75
Total	\$58,505.75

GST/HST No. 855440897

Review Payment Functions Jump To

Payee: allp1
 All Professional Trade Services Inc.
 66 Leek Crescent

Total Amount: 60,019.95 CAD
 Check Date: 09/13/2023
 Clear Date: 09/29/2023
 Post Month: 09/2023

Ctrl# 366564 Batch 163863
 (Reconciled)

Bank: 6600
 Check No: 2995
 0051-5217194
 TD 2500 Bathurst HI Lo Inc

Statement No:
 Notes:

Created by shashimzada@sterlingkaramar.com on 09/13/2023 9:27 AM.
 (never modified)

Property	Net	GST/HST	Tax2	Gross	Account	Notes	Pay	Doc Seq
6600 - 2500 Bathurst HI Lo Investments	58,505.75	0.00	0.00	58,505.75	9020-3800 - General Hallway Improvements	Corridors and Lobby refresh-change orders	703476	77950
6600 - 2500 Bathurst HI Lo Investments	1,514.20	0.00	0.00	1,514.20	9020-3800 - General Hallway Improvements	Capital - 2500 Bathurst - lobby & typical floor.	705022	77950



All Professional Trades Services Inc.
66 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

INVOICE

DATE	2023-08-22
INVOICE #	135874
P.O. No.	
Rep	BC

Customer
Sterling Karamar 53 The Links Road Toronto, ON M2P 1T7

Phone No.: 905-475-5351
Fax No.: 905-475-5634

Description	Qty	Rate	Amount
CAPITAL: 2500 Bathurst - Lobby & Typical Floor			
Extra: Additional Carpet Tile	1	1,340.00	1,340.00
HST (ON) on sales		13.00%	174.20

Sub-Total	\$1,340.00
Sales Tax Total	\$174.20
Total	\$1,514.20

GST/HST No. 855440897

Review Payment Functions ▾ Jump To

Payee allp1 All Professional Trade Services Inc. 66 Leek Crescent	Total Amount 60,019.95 CAD Check Date 09/13/2023 Clear Date 09/29/2023 Post Month 09/2023	Ctrl# 366564 Batch 163863 (Reconciled)
---	--	--

Bank 6600 Check No 2995 0051-5217194 TD 2500 Bathurst HI Lo Inc	
--	--

Statement No

Notes

Created by shashimzada@sterlingkaramar.com on 09/13/2023 9:27 AM.
 (never modified)

Property ▾	Net	GST/HST	Tax2	Gross	Account	Notes	Pay	Doc Seq
6600 - 2500 Bathurst HI Lo Investments	58,505.75	0.00	0.00	58,505.75	9020-3800 - General Hallway Improvements	Corridors and Lobby refresh-change orders	703476	77950
6600 - 2500 Bathurst HI Lo Investments	1,514.20	0.00	0.00	1,514.20	9020-3800 - General Hallway Improvements	Capital - 2500 Bathurst - lobby & typical floor.	705022	77950



Canadian Commercial Furniture
 5000 Yonge Street
 Suite 1901
 Toronto, Ontario
 M2N 7E9

6600
 9020-1700
 J.D.S.

Invoice

Date	Invoice #
2023-10-10	1027

Invoice To
Thomas Simpson Sterling Karamar Property Management 53 The Links Road Toronto, ON M2P 1T7

Ship To
Hi-Lo Investments 2500 Bathurst Street Toronto, ON M6B 2Y8

P.O. No.
131850

Terms
50% on order 50% prior delivery

Item	Description	QTY	Unit ea.	Amount
Custom CAL-133 Sofa	Custom CAL-133 Two-Seat Sofa Dimensions - 99" W x 34" D x 27" H Upholstery - Ennis Franklin 903 Seal Wood Leg Stain - 1190 Dark Espresso	2	3,500.00	7,000.00
Custom CAL-133 Lounge Ch...	Custom CAL-133 Lounge Chair w/ Brass 'Champagne' Sabot Ferrule Legs Dimensions - 31" W x 31"D x 31" H Upholstery - Ennis Linum 902 Flax Maple Frame Finish - 1190 Dark Espresso	4	1,955.00	7,820.00
Newbury Side Table	Newbury Style Custom Side Table Dimensions - 20" W x 20" D x 22" H Wood Top Finish - 1190 Dark Espresso Recessed Metal Base Finish - Champagne Brass	1	890.00	890.00
Modified Newbury Side Table	Modified Height Newbury Style Custom Side Table Dimensions - 20" W x 20" D x 14" H Wood Top Finish - 1190 Dark Espresso Recessed Metal Base Finish - Champagne Brass	1	890.00	890.00
50% deposit with order 50% prior to delivery			Total	

Payments/Credits

Balance Due

GST/HST No. 705599884



Canadian Commercial Furniture

5000 Yonge Street
Suite 1901
Toronto, Ontario
M2N 7E9

Invoice

Date	Invoice #
2023-10-10	1027

Invoice To
Thomas Simpson Sterling Karamar Property Management 53 The Links Road Toronto, ON M2P 1T7

Ship To
Hi-Lo Investments 2500 Bathurst Street Toronto, ON M6B 2Y8

P.O. No.
131850

Terms
50% on order 50% prior delivery

Item	Description	QTY	Unit ea.	Amount
Sunpan Custom Coffee Table	Sunpan Style Custom Coffee Table Dimensions - 59"W x 31.5" D x 16" H Opaque Tempered Glass Top Inset w/ 1190 Dark Espresso Slat Metal Frame Finish - Champagne Brass Alum	2	3,250.00	6,500.00
Alouette Custom Table	Alouette Style Custom Occasional Table Dimensions - 48" Round x 20" H Wood Finish - 1190 Dark Espresso	1	3,380.00	3,380.00
Delivery	White Glove Delivery - Unload, Placement, Debris Removal	1	550.00	550.00
	HST (ON) on sales		13.00%	3,513.90
50% deposit with order 50% prior to delivery			Total	\$30,543.90

Check your shipment to ensure products have not suffered transport damage. It is the responsibility of the receiver to check the shipment. Contact CCF for further information. If there is any damage, it must be indicated on the bill of lading. CCF must be informed of the situation within 24 hours of receipt of goods so that the carrier can be notified as soon as possible. If CCF is not informed within 24 hours or the damages are not indicated on the bill of lading, the customer may have to pay all the costs incurred to replace or repair the damaged product.

Payments/Credits	-\$15,271.95
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Balance Due	\$15,271.95
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GST/HST No. 705599884



TARA FINGOLD
DESIGN GROUP

INVOICE

DATE: 3/14/2022
INVOICE #: 106-356

Hi-Lo Investments Inc.
#108 - 2500 Bathurst Street
Toronto, ON M6B 2Y8

CONSULTING & ADMINISTRATION HOURS

DATE	DESIGNER	DESCRIPTION	HRS	RATE	AMOUNT
2/17/2022	Associate	Sourced finishes to replace the original choices that are no longer available and ordered samples from suppliers. Sourced inspiration images to revise main floor vestibule, mailroom and elevator lobby wall design concepts.	2	175.00	350.00
2/18/2022	Associate	Prepared drawings to reflect revisions on lobby design concept and finishes selection. Put together a presentation for the main floor vestibule, mailroom and elevator lobby concepts. Sent preliminary package for Tara's approval.	5.25	175.00	918.75
2/22/2022	Associate	Prepared drawings to reflect revisions required.	4.5	175.00	787.50
2/23/2022	Associate	Prepared drawings to reflect revisions required. Revised finishes and equipment schedule accordingly.	4.75	175.00	831.25
2/24/2022	Associate	Reviewed scope of work and entire drawing package to ensure they were coordinating. Revised scope of work and drawings accordingly. Prepared concept presentation to reflect the finishes selection and main elevations with rendered materials. Issued revised drawing package, concept presentation, finishes and equipment schedule, and scope of work to Ian.	4.5	175.00	787.50
		HST (ON) on sales		13.00%	477.75

TOTAL \$4,152.75

Please make cheques payable to Tara Fingold Interiors Inc.

PAYMENTS/CREDITS \$0.00

BALANCE DUE \$4,152.75

Revised | December 3, 2019

Dear David,

Tara Fingold Interiors Inc. ("TFI") is pleased to offer interior design services for **2500 Bathurst Street, Toronto ON** for a rate of \$50,000.00 plus HST. Please find below an outline of areas discussed during our walkthrough.

Areas included:

- *Main Entry Vestibule* - to redesign with new flooring, wall treatment, and lighting (where required)
- *Mail Room* - to redesign with new flooring, wall treatment, and lighting (where required)
- *Lobby* - to redesign the seating area with new furniture, flooring, wall treatments, AV (as required)
- *Staircase* - to redesign with consultant for ramp requirements
- *Corridors* - to redesign with new flooring and wall treatments (as required) including elevator exterior casing and new graphics for suite and floor numbers
- *Elevators doors and elevator cabs* - to redesign with new flooring, wall treatment, lighting (where required)
- *Basement (Corridor, Elevator Area)* - to select new flooring, wall treatment, lighting (where required)

We will work with consultants where required to receive permits as required (architect, engineers, AV consultant). Fee proposals for these consultants will be submitted directly to the client for approval and hire.

Phase 1 – Planning Analysis

- 1.1 TFI and client to meet on site to discuss project requirements and day to day operations of 2500 Bathurst St to establish desired look and feel.

Deliverables:

- (1) Kick off meeting on site.

***Please note in order to proceed to Phase 2, accurate CAD files of the building's current state must be provided to TFI. If no existing CAD files exist, this will be charged to the client at cost.*

Phase 2 – Design Concept

- 2.1 TFI to prepare look and feel concept presentation, to include:
- o Inspiration images to better understand client's desired aesthetic for the space
- 2.2 TFI to prepare concept package for sign off, to include:
- o Plans
 - o Elevations
 - o Lighting
 - o Finishes samples
 - o Furniture
 - o Plumbing (if required)
 - o Appliances (if required)
 - o Finishes samples

Deliverables:

- (1) Telephone meeting to review look and feel presentation.
- (1) Client meeting at TFI to review concept package.
- Includes (1) revision to concept package.

*** Additional client requested changes during this phase are to be billed at hourly rate of \$175/hr.*

Phase 3 – Construction Documentation

- 3.1 Prepare set of interior design drawings, details, schedules required for construction/purchasing, including furniture and fixture procurement.
- 3.2 Client to sign and date construction documents for contractor to proceed.
 Deliverables:
- (1) Client presentation with contractor at TFI.
 - Liaising with consultants as required (architect, engineers, AV consultant).
 - Client and/or contractor to tender out package for budget pricing.
- ** Revisions NOT INCLUDED. Client requested changes during this phase are additional, to be billed at hourly rate of \$175/hr.*

Phase 4 – Permit

4.1 BY OTHERS

Phase 5 – Construction

- 5.1 TFI to review all shop drawings and materials submitted by sub-contractors prior to construction.
- 5.2 TFI to review furniture PO prior to client approval.
- 5.3 TFI to provide clarifications to subtrades about the project as required to ensure construction quality is in adherence with TFI design package.
- 5.4 TFI to conduct project deficiencies walkthrough with client and contractor and provide list of items requiring attention.

Deliverables:

- TFI to include (3) hours of onsite construction consultation.
- (3) Site visits during construction. Additional to be billed hourly @ \$175/hr.
 - o Note: If weekly meetings are required, will be done via telephone.
- Review materials submitted by contractor to ensure adherence to TFI selections.
- Shop drawing review.
- Furniture, fixtures, equipment PO review.

TERMS AND CONDITIONS:

1. Subcontractors: Tara Fingold Interiors Inc. will, at times, request that the Client engage others to provide work on the project. This can include interior installers, contractors, and subcontractors, and other design professionals needed to perform work based upon the concepts, drawings, or interior design specifications. The Client hereby agrees to enter into contracts directly with these installers and contractors. Tara Fingold Interiors Inc. agrees to meet with various contractors and installers for estimates and to review the necessary work to ensure it is proceeding as per the design concepts, however, this is a courtesy to the Client and it is not the responsibility of Tara Fingold Interiors Inc. to constantly observe the work of the installers and contractors. Tara Fingold Interiors Inc. is not responsible for the performance, quality, timely completion or delivery of any work, materials or equipment furnished by such installers and / or contractors.
2. Approvals/Permits: It is the Client's responsibility to obtain all approvals and/or permits required by any governmental agency for this project.
3. Photographic Rights: The Client agrees that Tara Fingold Interiors Inc. may take photographs of the site prior to the design installation. The Client further agrees that Tara Fingold Interiors Inc. may take, or have professional photographs taken at the completion of the project. These photographs may be used for marketing material for Tara Fingold Interiors Inc., including but not limited to the website and publications. These photographs will remain the property of Tara Fingold Interiors Inc. and the Client agrees to the taking and use of these photographs.
3. Termination: Either Tara Fingold Interiors Inc. or the Client have the right to terminate this contract at any time during the duration of the project upon 14 days written notice. Upon termination, Tara Fingold Interiors Inc. shall be entitled to be paid for all services completed, all merchandise on order and all outstanding time and out of pocket expenses with respect to the Client's project. If the contract is terminated by the Client, through no fault of the designer, Tara Fingold Interiors Inc. has the right to be compensated for all work up to the time of termination.
4. Release: The Client hereby releases Tara Fingold Interiors Inc., its directors, officers, employees and agents of and from any and all actions, causes of action, claims, complaints, suits, remedies and demands of every nature or kind arising out of any of the work done by or items purchased to implement the design concept agreed to by the Client unless caused by the gross negligence of Tara Fingold Interiors Inc.
5. Late Payment: Any amounts not paid when due under this Agreement shall bear interest at the rate of 1% per month on the outstanding balance calculated and compounded monthly not in advance.

An initial design fee/retainer \$10,000.00 + HST (the "Retainer") is required to commence our services and shall be paid by the Client to Tara Fingold Interiors Inc upon execution of this agreement. This Retainer is non-refundable.

PROJECT DESIGN FEE:

Total Estimated Project Design Fees:	\$50,000.00 + HST
Chloe Goldberg, Senior Designer	\$175/hr + HST
Tara Fingold, Principal Designer	\$300/hr + HST

Payment Schedule #2

- Upon approval of contract: Retainer \$10,000.00 + HST
- Upon submission of Conceptual Package (Phase 1 - 2) \$20,000.00 + HST
- Upon submission of Construction Documents (Phase 3 - 5) \$20,000.00 + HST

*Any and all disbursements (photocopying, courier charges, travel, parking etc.) will be billed to the Client at cost.

Should you have any questions, please do not hesitate to contact me.

Best regards,

Tara Fingold

This agreement is entered into as of this _____ day of _____, 2019.

per:

Tara Fingold, President
Tara Fingold Interiors Inc.

David Rakowski, Client(s)



THIS BILLING INCLUDES THE FOLLOWING INVOICES
106-356

CERTIFICATE FOR PAYMENT

NUMBER 1

DATE:	08-Nov-22	PROJECT:	6600
PO#:	NO PO	GL#:	9020-3800
JOB DESCRIPTION: Design consulting services for the corridors and lobbies retrofit			

THIS IS TO CERTIFY, IN ACCORDANCE WITH THE ESTIMATE/CONTRACT,

DATED: 14-Mar-22
 BETWEEN: Tara Fingold Interiors
 AND STERLING KARAMAR PROPERTY MANAGEMENT, THE CONTRACTOR IS ENTITLED TO
 PAYMENT IN THE AMOUNT OF \$ 4,152.75 FOR WORKED PERFORMED.

STATEMENT OF ACCOUNT

ORIGINAL CONTRACT AMOUNT	\$ 3,675.00
TOTAL CHANGES TO DATE	
ADJUSTED SUM CONTRACT	\$ 3,675.00

RUSH CHEQUE

WORK COMPLETED 100%	\$ 3,675.00
LESS HOLDBACK	\$ -
PLUS H/B PREVIOUSLY RELEASED	\$ -
TOTAL PAYABLE TO DATE	\$ 3,675.00

\$ 3,675.00

WORK PREVIOUSLY BILLED	\$ -
LESS HOLDBACK	\$ -
PLUS H/B PREVIOUSLY RELEASED	\$ -
TOTAL PREVIOUSLY PAID	\$ -

\$ -

NET AMOUNT NOW PAYABLE	\$ 3,675.00
DISBURSEMENTS	
HST	\$ 477.75
TOTAL	\$ 4,152.75

VALUE OF WORK TO COMPLETE	\$ -
H/B PREVIOUSLY RELEASED	\$ -
HOLDBACK FUND TO DATE	\$ -

SIGNATURE:  DATE: NOV 8/22

Review Payment Functions Jump To

Payee: **taraf**
 Tara Fingold Interiors
 3414 Yonge Street

Total Amount: 10,310.90 CAD
 Check Date: 01/24/2023
 Clear Date: 02/28/2023
 Post Month: 01/2023

Ctrl# 345609 Batch 153304
 (Reconciled)

Bank: 6600
 Check No: 2766
 0051-5217194
 TD 2500 Bathurst Hi Lo Inc

Statement No:
 Notes:

Created by shashimzada@sterlingkaramar.com on 01/24/2023 10:59 AM.
 (never modified)

[Help](#)

Property	Net	HST	Tax2	Gross	Account	Notes	
6600 - 2500 Bathurst Hi Lo Investments	296.63	0.00	0.00	296.63	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit walkthrough for tender	656061
6600 - 2500 Bathurst Hi Lo Investments	4,152.75	0.00	0.00	4,152.75	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit	656591
6600 - 2500 Bathurst Hi Lo Investments	3,220.50	0.00	0.00	3,220.50	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit and lobby rendering	656594
6600 - 2500 Bathurst Hi Lo Investments	465.77	0.00	0.00	465.77	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit-tripod easel and ultrabroad supply	660364
6600 - 2500 Bathurst Hi Lo Investments	2,175.25	0.00	0.00	2,175.25	9020-3800 - General Hallway Improvements	Design consulting services for the office #108 retrofit	660766

0051-5217194
CHEQUE # 02766

\$10,310.90

Ili-Lo Investments Inc.
c/o Sterling Karamar Property Management
53 The Links Road
Toronto, ON, M2P 1T7

TD Canada Trust
29 The Links Road
Toronto
ON M2P 1T7

2766
01/24/2023

**** TEN THOUSAND THREE HUNDRED TEN AND 99/100 DOLLARS ****

\$10,310.90

TO: Tara Fleggitt Interiors
TIRE: 3414 Yonge Street
ORDER: Toronto, ON M4N 2M9
OF:

PRINTED BY CADAMANT

Per: *[Signature]*

#002766# #00512#004# 0051#5217194#

CHEQUE # 02766

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 07212-003
Account Number: 1013226
Date (YYYYMMDD): 20230203
Item Sequence Number: 7034563702

Printer ID # / NI d'imprimeur 1014-B

ATMO: TPS4
Envelope #: 654

Endorsement - Signature or Stamp

TEKT 07100 TOR
20230203 ISN: 014346755

BACK/ENDOS

TFI
TARA FINGOLD

INVOICE

DATE **INVOICE #**
5/17/2022 106-392

Hi-Lo Investments Inc.
#108 - 2500 Bathurst Street
Toronto, ON M6B 2Y8

CONSULTING & ADMINISTRATION HOURS

DESIGNER	HRS	RATE	AMOUNT
Associate March 2022 Walkthrough with Ian and contractors for tender, includes travel time.	1.5	175.00	262.50
HST (ON) on sales		13.00%	34.13

TOTAL \$296.63

PAYMENTS/CREDITS \$0.00

BALANCE DUE **\$296.63**

Please make cheques payable to Tara Fingold Interiors Inc.

Review Payment

Functions ▾

Jump To

Payee **taraf** Total Amount **741.57 CAD**
 Tara Fingold Interiors Check Date **08/01/2023**
 3414 Yonge Street Clear Date **08/31/2023**
 Post Month **08/2023**

Ctrl# **363139** Batch **162012**
 (Reconciled)

Bank **6600**
 Check No **2942**
0051-5217194
 TD 2500 Bathurst Hi Lo Inc

Statement No
 Notes


Created by shashimzada@sterlingkaramar.com on 08/01/2023 3:35 PM.
 (never modified)

Help

Property ▾	Net	HST	Tax2	Gross	Account	Notes	
6600 - 2500 Bathurst Hi Lo Investments	296.63	0.00	0.00	296.63	9020-3800 - General Hallway Improvements	Corridors and Lobby refresh - Consulting and administration hours	60969
6600 - 2500 Bathurst Hi Lo Investments	444.94	0.00	0.00	444.94	9020-1800 - Suite/Office/Rec. Centre Renovation	Corridors and Lobby refresh - Consulting and administration hours	69969

0051-5217194
CHEQUE # 02942

\$741.57

Hi-Lo Investments Inc. 600 Sterling Karatue Property Management Toronto, ON, M2P 1T7		TD Canada Trust 2511 Bayview Ave. Toronto, ON M2L 1A9	2942 DATE 08/01/2023 MM/DD/YYYY
PAY TO THE ORDER OF *** SEVEN HUNDRED FORTY ONE AND 57/100 DOLLARS		\$741.57	
TO THE ORDER OF Tara Fingold Interiors 3414 Yonge Street Toronto, ON M4N 2M9		INVOICE # FAN0248 Per 	
MICR LINE: ⑆002942⑆ ⑆00512⑆004⑆ 0051⑆5217194⑆			

CHEQUE # 02942

Negotiating Institution: RBC ROYAL BANK Deposit Transit Number: 07212-003 Account Number: 1013226 Date (YYYYMMDD): 20230817 Item Sequence Number: 7039955147	Printer ID # / Ni d'imprimeur 1014-B Endorsement - Signature or Stamp
ATMD: 1958 Envelope #1270	
TDCT OFT 601 TOR 20230817 05:01:48:0051	
BACK/ENDOS	



INVOICE

DATE	INVOICE #
9/13/2022	106-491

David Rakowski
2500 Bathurst Street
Toronto, ON M6B 2Y8

CONSULTING & ADMINISTRATION HOURS

DATE	DESIGNER	DESCRIPTION	HRS	RATE	AMOUNT
8/5/2022	Associate	Selected fabric and carpet samples and requested quotes from suppliers.	0.5	175.00	87.50
8/18/2022	Associate	Prepared lobby furniture schedule for upcoming estimate preparation.	1.5	175.00	262.50
	Flat Fee	Lobby Rendering		2500.00	2,500.00
		HST (ON) on sales		13.00%	370.50

TOTAL \$3,220.50

PAYMENTS/CREDITS \$0.00

BALANCE DUE \$3,220.50

Please make cheques payable to Tara Fingold Interiors Inc.

TARA FINGOLD INTERIORS INC. • 3414 YONGE STREET, TORONTO, ON, M4N 2M9 • (416) 780-0096



THIS BILLING INCLUDES THE FOLLOWING INVOICES
106-491

CERTIFICATE FOR PAYMENT

NUMBER 3

DATE:	08-Nov-22	PROJECT:	6600
PO#:	NO PO	GL#:	9020-3800
JOB DESCRIPTION:	Design consulting services for the corridors and lobbies retrofit and lobby rendering		

THIS IS TO CERTIFY, IN ACCORDANCE WITH THE ESTIMATE/CONTRACT,

DATED: 13-Sep-22
 BETWEEN: Tara Fingold Interiors
 AND STERLING KARAMAR PROPERTY MANAGEMENT, THE CONTRACTOR IS ENTITLED TO
 PAYMENT IN THE AMOUNT OF \$ 3,220.50 FOR WORKED PERFORMED.

STATEMENT OF ACCOUNT

ORIGINAL CONTRACT AMOUNT	\$ 2,850.00
TOTAL CHANGES TO DATE	
ADJUSTED SUM CONTRACT	\$ 2,850.00

RUSH CHEQUE

WORK COMPLETED 100%	\$ 2,850.00
LESS HOLDBACK	\$ -
PLUS H/B PREVIOUSLY RELEASED	\$ -
TOTAL PAYABLE TO DATE	\$ 2,850.00

\$ 2,850.00

WORK PREVIOUSLY BILLED	\$ -
LESS HOLDBACK	\$ -
PLUS H/B PREVIOUSLY RELEASED	\$ -
TOTAL PREVIOUSLY PAID	\$ -

\$ -

NET AMOUNT NOW PAYABLE

\$ 2,850.00

DISBURSEMENTS

HST	\$ 370.50
TOTAL	\$ 3,220.50

VALUE OF WORK TO COMPLETE	\$ -
H/B PREVIOUSLY RELEASED	\$ -
HOLDBACK FUND TO DATE	\$ -

SIGNATURE:

[Handwritten Signature]

DATE:

NOV 8/22

Review Payment Functions Jump To

Payee: **taraf**
Tara Fingold Interiors
 3414 Yonge Street

Total Amount: 10,310.90 CAD
 Check Date: 01/24/2023
 Clear Date: 02/28/2023
 Post Month: 01/2023

Ctrl# 345609 Batch 153304
 (Reconciled)

Bank: 6600
 Check No: 2766
 0051-5217194
 TD 2500 Bathurst Hi Lo Inc

Statement No:
 Notes:

Created by shashimzada@sterlingkamar.com on 01/24/2023 10:59 AM.
 (never modified)

[Help](#)

Property ▾	Net	HST	Tax2	Gross	Account	Notes	
6600 - 2500 Bathurst Hi Lo Investments	296.63	0.00	0.00	296.63	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit walkthrough for tender	655061
6600 - 2500 Bathurst Hi Lo Investments	4,152.75	0.00	0.00	4,152.75	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit	655591
6600 - 2500 Bathurst Hi Lo Investments	3,220.50	0.00	0.00	3,220.50	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit and lobby rendering	655594
6600 - 2500 Bathurst Hi Lo Investments	465.77	0.00	0.00	465.77	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit-tripod easel and ultrabroad supply	660364
6600 - 2500 Bathurst Hi Lo Investments	2,175.25	0.00	0.00	2,175.25	9020-3800 - General Hallway Improvements	Design consulting services for the office #108 retrofit	660766

0051-5217194

CHEQUE # 02766

\$10,310.90

Hi-Lo Investments Inc.
 6th Sterling Karamar Property Management
 53 The Links Road
 Toronto, ON, M2P 1T7

TO Canada Trust
 59 The Lakes Road
 Toronto
 ON M2P 1T7

2766
 01/24/2023

**** TEN THOUSAND THREE HUNDRED TEN AND 99/100 DOLLARS ****

\$10,310.90

TO: Tara Flegold Interiors
 THE: 3414 Yonge Street
 ORDER: Toronto, ON M4N 2M9
 OF:

#002766# #00512=004# 0051=5217194#

CHEQUE # 02766

Negotiating Institution: RBC ROYAL BANK
 Deposit Transit Number: 07212-003
 Account Number: 1013226
 Date (YYYYMMDD): 20230203
 Item Sequence Number: 7034563702

ATMD: TP54
 Envelope #: 654

Printer ID # / NI d'imprimeur 1014-B

Endorsement - Signature or Stamp

BACK/ENDOS

TFI
TARA FINGOLD

David Rakowski
2500 Bathurst Street
Toronto, ON M6B 2Y8

INVOICE

DATE **INVOICE #**
10/2/2022 106-509

DESCRIPTION

DESCRIPTION	QTY	U/M	RATE	AMOUNT
Acrylic tripod easel			259.99	259.99
Ultraboard Size 32x20			152.20	152.20
HST (ON) on sales			13.00%	53.58

Invoice does not include shipping, delivery or installation unless noted.
 50% Deposit required for labour and furniture.
 100% Payment required to initiate fabric order.
 Balance is due two weeks prior to delivery/installation.
 Please make cheques payable to Tara Fingold Interiors Inc.

TOTAL	\$465.77
PAYMENTS/CREDITS	\$0.00
BALANCE DUE	\$465.77

TARA FINGOLD INTERIORS INC. • 3414 YONGE STREET, TORONTO, ON, M4N 2M9 • (416) 780-0096

Review Payment

Functions ▾

Jump To

Payee: **taraf** Total Amount: 10,310.90 CAD
Tara Fingold Interiors Check Date: 01/24/2023
 3414 Yonge Street Clear Date: 02/28/2023
 Post Month: 01/2023

Ctrl# 345609 Batch 153304
 (Reconciled)

Bank: 6600
 Check No: 2766
 0051-5217194
 TD 2500 Bathurst Hi Lo Inc

Statement No:
 Notes:

Created by shashimzada@sterlingkaramac.com on 01/24/2023 10:59 AM.
 (never modified)

Help

Property	Net	HST	Tax2	Gross	Account	Notes	
6600 - 2500 Bathurst Hi Lo Investments	296.63	0.00	0.00	296.63	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit walkthrough for tender	656061
6600 - 2500 Bathurst Hi Lo Investments	4,152.75	0.00	0.00	4,152.75	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit	656591
6600 - 2500 Bathurst Hi Lo Investments	3,220.50	0.00	0.00	3,220.50	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit and lobby rendering	656594
6600 - 2500 Bathurst Hi Lo Investments	465.77	0.00	0.00	465.77	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit-tripod easel and ultrabroad supply	660364
6600 - 2500 Bathurst Hi Lo Investments	2,175.25	0.00	0.00	2,175.25	9020-3800 - General Hallway Improvements	Design consulting services for the office #108 retrofit	660366

0051-5217194

CHEQUE # 02766

\$10,310.90

Hi-Lo Investments Inc.
 416 Sterling Karamar Property Management
 53 The Links Road
 Toronto, ON, M2P 1T7

TD Canada Trust
 29 The Links Road
 Toronto
 ON M2P 1T7

2766
 01/24/2023

***** TEN THOUSAND THREE HUNDRED TEN AND 99/100 DOLLARS *****
 \$10,310.90

TO: Tars Flingsold Interiors
 THE: 3414 Yonge Street
 ORDER: Toronto, ON M4N 2M9
 OF:

Per: *[Signature]*

#002766# #00512=004# 00515217194#

CHEQUE # 02766

Negotiating Institution: RBC ROYAL-BANK
 Deposit Transit Number: 07212-003
 Account Number: 1013226
 Date (YYYYMMDD): 20230203
 Item Sequence Number: 7034563702

ATMD: TP54
 Envelope #: 654

Endorsement - Signature or Stamp
 BACK/ENDOS

Printer ID # / NI d'imprimeur 1014-B

TOUT OFFRIR TOR
 2030203 ISN: 0143466755



TARA FINGOLD
DESIGN GROUP

INVOICE

46

DATE: 10/7/2022
INVOICE #: 106-513

David Rakowski
2500 Bathurst Street
Toronto, ON M6B 2Y8

CONSULTING & ADMINISTRATION HOURS

DATE	DESIGNER	DESCRIPTION	HRS	RATE	AMOUNT
9/6/2022	Accociate	Revised lobby furniture schedule for estimate preparation	0.5	175.00	87.50
9/7/2022	Accociate	Site visit for walkthrough with Ian at office #108	1.25	175.00	218.75
9/8/2022	Accociate	On-site for office 108 walkthrough with Ian. Includes travel time	1.5	175.00	262.50
9/23/2022	Accociate	Started preparation of office 108 concept presentation, drawings and scope of work as requested	2.5	175.00	437.50
9/27/2022	Accociate	Prepared office 108 concept presentation, drawings and scope of work as requested	3.25	175.00	568.75
9/28/2022	Accociate	Finalized office 108 design package, reviewed with Tara and issued to Ian for ballpark purposes	2	175.00	350.00
		HST (ON) on sales		13.00%	250.25

TOTAL \$2,175.25

PAYMENTS/CREDITS \$0.00

BALANCE DUE \$2,175.25

Please make cheques payable to Tara Fingold Interiors Inc.

Review Payment Jump To

Payee **taraf** **Total Amount** 10,310.90 CAD **Ctrl# 345609 Batch 153304**
Tara Fingold Interiors **Check Date** 01/24/2023 **(Reconciled)**
3414 Yonge Street **Clear Date** 02/28/2023
Post Month 01/2023

Bank 6600
Check No 2766
 0051-5217194
 TD 2500 Bathurst Hi Lo Inc

Statement No
Notes

Created by shashimzada@sterlingkaramar.com on 01/24/2023 10:59 AM.
 (never modified)

[Help](#)

Property	Net	HST	Tax2	Gross	Account	Notes	
6600 - 2500 Bathurst Hi Lo Investments	296.63	0.00	0.00	296.63	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit walkthrough for tender	656061
6600 - 2500 Bathurst Hi Lo Investments	4,152.75	0.00	0.00	4,152.75	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit	656061
6600 - 2500 Bathurst Hi Lo Investments	3,220.50	0.00	0.00	3,220.50	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit and lobby rendering	656061
6600 - 2500 Bathurst Hi Lo Investments	465.77	0.00	0.00	465.77	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit-tripod easel and ultrabroad supply	656061
6600 - 2500 Bathurst Hi Lo Investments	2,175.25	0.00	0.00	2,175.25	9020-3800 - General Hallway Improvements	Design consulting services for the office #108 retrofit	656061

0051-5217194

CHEQUE # 02766

\$10,310.90

Hi-Lo Investments Inc.
 216 Steeles, Karamar Property Management
 51 The Links Road
 Toronto, ON, M2P 1T7

TD Canada Trust
 29 The Links Road
 Toronto
 ON M2P 1T7

2766
 01/24/2023

***** TEN THOUSAND THREE HUNDRED TEN AND 99/100 DOLLARS *****
 \$10,310.90

TO: Tara Fliegeld Interiors
 THE: 3414 Yonge Street
 ORDER: Toronto, ON M4N 2M9
 OF:

PAYABLE IN CASH ONLY
 Per: *[Signature]*

002766 :00512-004: 0051-5217194*

CHEQUE # 02766

Negotiating Institution: RBC ROYAL-BANK
 Deposit Transit Number: 07212-003
 Account Number: 1013226
 Date (YYYYMMDD): 20230203
 Item Sequence Number: 7034563702

ATMD: TFS4
 Envelope #: 554

Endorsement - Signature or Stamp
 BACK/ENDOS

YOKT 071000 TCH
 20230203 ISN: 0143466755

Printer ID # / NI d'imprimeur 1014-B
 With the approval of the regulatory authorities, RBC Royal Bank is pleased to offer this service.

Please refer to the back of the cheque for the full terms and conditions of this service.



TARA FINGOLD

DESIGN GROUP

INVOICE

DATE: 7/06/2023
 INVOICE #: 106-754

Hi-Lo Investments Ltd.
 c/o Sterling Karamar Property Management
 #108-2500 Bathurst Street
 Toronto, ON
 M4R 2Y8

CONSULTING & ADMINISTRATION HOURS

DATE	DESIGNER	DESCRIPTION	HRS	RATE	AMOUNT
3/06/2023	Associate	Finalized revisions on Office 108 design package and issued it to Ian. Reviewed lobby railing shop drawings and sent TFI's comments to contractor for production. Reviewed contractor's suggestion of lighting for the basement and approved it on TFI's end.	1.5	175.00	262.50
		HST (ON) on sales		13.00%	34.13

TOTAL \$296.63

PAYMENTS/CREDITS \$0.00

BALANCE DUE \$296.63

Please make cheques payable to Tara Fingold Interiors Inc.

SCOPE OF WORK

DATE: Updated April 4, 2022

Client: Rakowski
Address: 2500 Bathurst Street
<p>Basement</p> <ul style="list-style-type: none"> - Remove existing floor and base board finish, supply and install new floor finishes and vinyl wall base as outlined in the construction drawings. (Excluding ceramic tiles) - Prepare gypsum/plaster walls and ceiling for paint, (Existing wall tiles to remain) - Paint walls, boiler room door, vestibule door and ceiling where there is no tile as specified in the design drawings - To replace wall corner guards - Unit price for removing and replacing lighting fixture(s) in the 2 basement levels (lighting to coordinate with exiting lighting levels) <p>Ground Floor Vestibule</p> <ul style="list-style-type: none"> - Remove and replace both interior and exterior vestibule doors colour and design to match exterior <ul style="list-style-type: none"> o Electrical and, security fobbing, and maglocks to be coordinated with removal and install o Door operators to be retained and reused with new install o Door closers to be replaced with new - Removal of existing ceramic floor tiles and thresholds and replace with specified finished floor as set out in the design drawings - Supply and install wall paneling as per specified in the design drawings - Patch and repair any areas of cladded vestibule, stain where necessary - Removal and re-clad access/touch screen base, as setout in the specified drawings - Separate price to replace door operator button with "hand wave" motion indicators <p>Ground Floor Mail Room</p> <ul style="list-style-type: none"> - Remove existing floor finish, supply and install flooring as specified by the design drawings - Remove existing countertop and millwork, add new millwork as specified by the design drawings. <ul style="list-style-type: none"> o Hardware specified in design drawing specs – touch latch o Countertop specified in design drawings - Refinish mailboxes wall as outlined in the design drawings (perimeter only, mailboxes to remain) – wallpaper as specified by the design package - Replace lighting as specified in the design drawings <ul style="list-style-type: none"> o Lighting to take in factored of possible patch and paint repairs to suite new fixture. - Remove existing column and walls finish and replace with specified finish as outlined in the design drawings - Office door and frames to be painted as specified in the design drawings <ul style="list-style-type: none"> o Door hardware to be replaced with new passage set (matched to corridor door hardware)

Tara Fingold Interiors
3414 Yonge Street, Toronto, ON, M4N-2M9
416-780-0096

- Existing mirror to remain. Replace it if it gets damaged.

Ground Floor Main Lobby

- Remove, supply and install new flooring finish as set out in the design drawings
- Remove existing curved bulkhead and buildout new ceiling detail as described in the design drawings,
- Prepare walls and column for new finishes
 - o Re-finish walls and column as specified in the design drawings
- Supply and install electrical fire place complete with all electrical requirements to the house panel
- Remove existing lighting, supply and install new lighting to walls and ceiling as set out in the design drawings
- Remove existing exiting signage, supply and install new signage
- Remove, existing lobby A/C and condenser, supply and install new duo split unit A/C complete with heating and cooling functions. New install to conform to spatial requirement for both heating and cooling
- Removal of existing wall mounted rad (NIC)
- **Separate pricing items:**
 - o Removal and replacement of stairs leading to elevator lobby complete with new brush nickel hand rails to meet OBC requirements, and floor finish as specified in the design drawings
 - o Saw cut removal of (2) portions (each end) of stairs leading to the elevator lobby, prepare floor for final finish, supply and install new floor finish as specified in the design drawings, complete with brushed nickel handrails to meet OBC requirements.

Ground Floor Main Lobby Lift

- Remove existing floor finishes, Supply materials necessary to build-out required wall framing for respective accessible lift (rough-in wall framing)
- Close off existing window/niche with laminated GWB.
- **Separate pricing item:**
 - o Contractor is to carry supervision coordination and liability costs for Landlord's specified lift contractor/subcontractor pricing (to be Provided by owner's representative prior to closing of the RFQ
 - o Contractor is to provide pricing from their own preferred lift contracting company with supply and install of specified

Ground Floor Elevator Lobby

- Remove existing flooring, supply and install new finished flooring as specified in the design drawings
- Supply and install finished elevator wall as specified in the design drawings
 - o Elevator call buttons, floor indicators, emergency phone, and wrap around door frame cladding to be coordinated with current elevator provider Quality Allied Elevator (QAE), and included in your price, Contact information to be provide during walk-thru or questioning period
- Remove, supply and install new lighting as specified in the design drawings

Ground Floor Corridors

- Remove existing carpeting, supply and install new carpet as specified in the design drawings
- Walls and ceiling to be patched and prepared for finishes as set out in the design drawings
 - o Walls:
 - Supply and install wallpaper in locations indicated on the drawings
 - Other walls to be painted (2) coats in locations and colours as indicated on the drawings
 - Existing milk box doors to be painted in colour as specified
 - Existing baseboards to be painted as indicated on the drawings
 - o Ceilings:
 - To be painted (2) coats in colour as indicated on the drawings.
- Supply and install (2) automatic touchless operators 1 each to the North and South passage corridor doors complete with required electrical, hardware and necessary components.
- Remove existing signage, repair where necessary, supply and install new signage as specified in the design drawings.
- Remove existing emergency exit signage, repair ceiling where necessary, supply and install new compliant exiting signage (if applicable)
- Existing ceiling lighting to remain
- Corridor Suite doors (Quantities to be specified in the contractor quote)
 - o Remove and dispose of existing suite door and all associated hardware
 - o Supply and install new 20 minute rated solid core wood door
 - o Supply and install new hinges, FR peep hole, FR passage set, FR deadbolt and door closer
 - o Supply and install primer and paint to new door
 - o Supply and install new wooden threshold
 - o Supply and install clear coat varnish
- Door frames to remain, but will be painted as set out in the design drawings

Typical Corridors

- Remove existing floor finishes, supply and install finishes as indicated in the design drawings.
- Walls and ceiling to be patched and prepared for finishes as set out in the design drawings
 - o Walls:
 - Supply and install wallpaper in locations indicated on the drawings
 - Other walls to be painted (2) coats in locations and colours as indicated on the drawings
 - Existing baseboards to be removed, supplied and installed as indicated in the design drawings
 - o Ceilings:
 - To be painted (2) coats in colour as indicated on the drawings
- Remove existing signage, repair where necessary, supply and install new signage as specified in the design drawings.
- Remove existing wall sconces, supply and install new sconces as indicated on the design drawings replace wall sconces

Tara Fingold Interiors
3414 Yonge Street, Toronto, ON, M4N-2M9
416-780-0096

- Remove existing emergency exit signage, repair ceiling where necessary, supply and install new compliant exiting signage (if applicable)
- Existing ceiling lighting to remain

Typical Corridors Continued

- Corridor Suite doors (Quantities to be specified in the contractor quote)
 - o Remove and dispose of existing suite door and all associated hardware
 - o Supply and install new 20 minute rated solid core wood door
 - o Supply and install new hinges, FR peep hole, FR passage set, FR deadbolt and door closer
 - o Supply and install primer and paint to new door
 - o Supply and install new wooden threshold
 - o Supply and install clear coat varnish
 - o

Penthouse Floor:

- Remove existing emergency exit signage, repair ceiling where necessary, supply and install new compliant exiting signage (if applicable)
- Remove existing signage, repair where necessary, supply and install new signage as specified in the design drawings.

**all finishes/materials to be provided by contractor

Review Payment Jump To

Payee	taraf Tara Fingold Interiors 3414 Yonge Street	Total Amount 10,310.90 CAD Check Date 01/24/2023 Clear Date 02/28/2023 Post Month 01/2023	Ctrl# 345609 Batch 153304 (Reconciled)
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Bank	6600	
Check No	2765	
	0051-5217194	
	TD 2500 Bathurst Hi Lo Inc	

Statement No

Notes

Created by shashimzada@sterlingkaramar.com on 01/24/2023 10:59 AM.
(never modified)

[Help](#)

Property	Net	HST	Tax2	Gross	Account	Notes	
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6600 - 2500 Bathurst Hi Lo Investments	3,220.50	0.00	0.00	3,220.50	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit and lobby rendering	656064
6600 - 2500 Bathurst Hi Lo Investments	465.77	0.00	0.00	465.77	9020-3800 - General Hallway Improvements	Design consulting services for the corridors and lobbies retrofit-tripod easel and ultrabroad supply	656064
6600 - 2500 Bathurst Hi Lo Investments	2,175.25	0.00	0.00	2,175.25	9020-3800 - General Hallway Improvements	Design consulting services for the office #108 retrofit	660266

0051-5217194

CHEQUE # 02766

\$10,310.90

Hii-Lo Investments Inc.
c/o Seefing Karamar Property Management
53 The Links Road
Toronto, ON, M2P 1T7

TD Canada Trust
29 The Links Road
Toronto
ON, M2P 1T7

2766
01/24/2023

**** TEN THOUSAND THREE HUNDRED TEN AND 99/100 DOLLARS ****

\$10,310.90

TO: Tara Fliegold Interiors
THE: 3414 Yonge Street
ORDER: Toronto, ON M4N 2M9
OF:

ATMID: TP54
Envelope #: 554

Printer ID # / NI d'imprimeur 1014-B

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 07212-003
Account Number: 1013226
Date (YYYYMMDD): 20230203
Item Sequence Number: 7034563702

BACKENDOS

#002766# #00512=004# 0051=5217194#

CHEQUE # 02766

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 07212-003
Account Number: 1013226
Date (YYYYMMDD): 20230203
Item Sequence Number: 7034563702

Printer ID # / NI d'imprimeur 1014-B

ATMID: TP54
Envelope #: 554

Endorsement - Signature or Stamp

BACKENDOS

Nexstar Lighting Limited
 158 Don Hillock Drive
 Unit 3
 Aurora, Ontario L4G 0G9
 Canada
 Ph: (905) 727-2001

6600
 9020-3800
 04-28-2023
Thomas Simpson

INVOICE

56

Invoice No.: 2577
 Date: 04/20/2023
 Ship Date:
 Page: 1
 Invoice Due Date: Terms: Net 30. Due 05/20/2023.

Sold to:
Sterling Karamar Property Management
 53 The Links Road
 Toronto, ON M2P 1T7

Ship to:
 Sterling Karamar Property Management
 TAG: 2500 Bathurst Street, Ste. 108
 Toronto, ON M6B 2Y8
 PO#114873

Business No.: 85949 8701 RT0001

Quantity	Item	Description	Unit Price	Tax amount	Amount
9		R31002 RENO-CLD-1 6W-840K-16"-BN-SEN	79.00	92.43	711.00
		PO#114873 Dropped off by Chris 04-19-23			
		Subtotal:			711.00
		H - HST 13% HST			92.43
Shipped By: Tracking Number:				Total Amount	803.43
Terms: Net 30. Due 05/20/2023.				Amount Paid	0.00
Comment:				Amount Owing	803.43
Sold By:					

0051-5217194
CHEQUE # 02872

\$803.43

Hi-Lo Investments Inc. 660 Steeles Avenue East 55 The Lakes Road Toronto, ON, M2P 1H7		TD Canada Trust 29 The Lakes Road Toronto ON M2P 1H7	2872
**** EIGHT HUNDRED THREE AND 43/100 DOLLARS ****			05/16/2023
TO: Nexstar Lighting Limited 155 Dan Hillcock Drive Unit 3C Aurora, ON L4G 6C9			\$803.43
FROM: [Signature]			
MICR LINE: ⑆7616155⑆⑆1500⑆1400⑆21500⑆⑆2872⑆			

CHEQUE # 02872

Negotiating Institution: RBC ROYAL BANK Deposit Transit Number: 03322-003 Account Number: 1027143 Date (YYYYMMDD): 20230808 Item Sequence Number: 9635173574		BACKENDOS
MDC ATMD: Y309 Envelope #: 419		
Endorsement - Signature or Stamp		
Nexstar Lighting Limited 155 Dan Hillcock Drive Aurora, ON L4G 6C9		
Printer ID # / NI d'Imprimeur 1014-B		

INVOICE

Sterling Karamar Property Management
53 The Links Road
Toronto ON, M2P 1T7

Tel: **(416) 256-4434**
 Fax: **(416) 226-9300**



STERLING KARAMAR
 PROPERTY MANAGEMENT

To: Hi-Lo Investments (Rakowski) Properties
 53 The Links Road
 Toronto, ON M2P 1T7

Invoice Date	09/25/2023
Invoice No.	29928
Tenant Ref	t0029020
HST #:	893214585RT0002

ATTN: Rakowski (Hi_Lo) properties

Due Date	Description	Unit	From / To	Amount	HST	Total
09/25/2023	capexres Capex Supervision Fee 2.49% - 2500 Bathurst Corridor, Lobby, P1 and P2 Refresh		09/01/2023 09/30/2023	17,000.00	2,210.00	19,210.00
Invoice Total				17,000.00	2,210.00	19,210.00

Remittance Advice

Please detach and return this with your payment


Ref: **29928**

To: Sterling Karamar Property Management
 c/o Sterling Karamar Property Management
 53 The Links Road
 Toronto, ON M2P 1T7

From: Hi-Lo Investments (Rakowski) Properties
 53 The Links Road
 Toronto, ON M2P 1T7
 ATTN: Rakowski (Hi_Lo) properties

29928	09/25/2023
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Amount	CAD	19,210.00
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		<h1>PROJECT CLOSEOUT FORM</h1>		(Reflects Last PCF Form Revision Number) <h2>6600-1</h2>	
Section A:					
Portfolio Landlord:		Hi-Lo Investments Ltd.		Building ID: 6600	
Building Address:		Street Address:		City:	
		2500 Bathurst Street		Toronto	
Project Description:		(Brief Description of the what work is to be completed)			
		Corridor and Lobby Refresh, including P1 and P2 Levels.			
Project Objectives:		(Details of the work is to be completed)			
		1. Work with the Landlords referred Interior designer (Tara Fingold) and develop a design and construction scope to complete the necessary refresh of the main lobby and corridors, including the two basement level 2. Retain the services of a General Contractor to supply the materials and necessary labour to carry-out the work to meet the scope with in schedule and budget.			
Attached Documents		(Y/N)		Comments	
Closed Building Permits		Y		Building permit being closed by APT	
ESA Permit Closeout		N/A			
Engineering Letters		N			
Final As-built Drawings		N			
Warranties and Manuals		Y		Specifications and manuals being prepared by APT	
Any Communication Lease (Bell/Rogers)		N/A			
Any New Service and Maintenance Agreement		N/A			
Final Project Costs:					
All Related Consultant Costs		Tara Fingold (T&M)		\$ 7,637	
Original Contract Price		APT		\$ 618,000	
Construction Changes		(see Tab 2 for breakdown)		\$ 55,635	
Consultant Changes		(see Tab 3 for breakdown)		\$ 1,110	
Other Related Costs (Specify)					
		Subtotal Project Costs		\$ 682,382	
		SKPM Fees @ 2.49%		\$ 17,000	
		Sub Total		\$ 699,382	
		HST @ 13%		\$ 90,920	
		Total Cost		\$ 790,302	
Project Dates:		Anticipated Date:		Actual Date:	
Project Approval Form (Section A)		5-Jul-2022		5-Jul-2022	
Project Approval Form (Section B)		31-Aug-2023		(dd/mm/yyyy)	
Project Completion Date		31-Jul-2023		31-Jul-2023	
Sign-off Approval					
Owners Signature:				Date:	
CEO/EVP Signature: As agreed between Brian Rakowski and Jack Beaton September 20, 2023 meeting				Date: September 20/2023	

2500 Bathurst Corridors and Lobby Change Order Log

CO #	DESCRIPTION	Amount (Excluding Taxes)	Status (Approved/Rejected)	Approval Dates
APT				
1	Wood baseboard throughout	\$ 11,100.00	Approved	27-Jul-2022
2	Wallpaper other side of corridor (includes credit from paint)	\$ 32,800.00	Approved	27-Jul-2022
3	Replace striker cover due to new deadbolt hole	\$ 4,875.00	Approved	22-Sep-2022
4	Exterior entrance concrete pad replacement	\$ 3,000.00	Approved	23-Apr-2023
5	Ordered additional carpet tile for the building	\$ 1,340.00		
Quality Allied Elevator				
1	Service call to re-re hall stations for tiling contractor	\$ 2,520.00	Approved	13-Apr-2023
	Revised total	\$ 55,635.00		

2500 Bathurst Corridors and Lobby Change Order Log

CO #	DESCRIPTION	Amount	Status (Approved/Rejected)
Innovative Fire			
1	Consulting fees to review furniture requirements for the new lobby	\$ 350.00	Approved
2	Site visit to review the ground floor lobby to address furniture in the lobby	\$ 760.00	Cheque yet to be sign
	Revised total	\$ 1,110.00	

2500 Bathurst Corridors and Lobby Project Invoice List

Vendor	INV #	Sub-total	HST	Total Amount	Status
APT					
1	120118	\$ 123,600.00	\$ 16,068.00	\$ 139,668.00	Paid
2	122215	\$ 92,700.00	\$ 12,051.00	\$ 104,751.00	Paid
3	124262	\$ 92,700.00	\$ 12,051.00	\$ 104,751.00	Paid
4	125785	\$ 92,700.00	\$ 12,051.00	\$ 104,751.00	Paid
5	129996	\$ 92,700.00	\$ 12,051.00	\$ 104,751.00	Paid
6	131403	\$ 61,800.00	\$ 8,034.00	\$ 69,834.00	Paid
7	133732	\$ 61,800.00	\$ 8,034.00	\$ 69,834.00	Paid
8	135559	\$ 51,775.00	\$ 6,730.75	\$ 58,505.75	Paid
9	135874	\$ 1,340.00	\$ 174.20	\$ 1,514.20	Paid
	Sub Total	\$ 671,115.00	\$ 87,244.95	\$ 758,359.95	
Tara Fingold					
1	106-356	\$ 3,675.00	\$ 477.75	\$ 4,152.75	Paid
2	106-392	\$ 262.50	\$ 34.13	\$ 296.63	Paid
3	106-491	\$ 2,850.00	\$ 370.50	\$ 3,220.50	Paid
4	106-509	\$ 412.19	\$ 53.58	\$ 465.77	Paid
5	106-635	\$ 175.00	\$ 22.75	\$ 197.75	Paid
6	106-754	\$ 262.50	\$ 34.13	\$ 296.63	Paid
	Sub Total	\$ 7,637.19	\$ 992.83	\$ 8,630.03	
Innovative Fire					
1	2022-563	\$ 350.00	\$ 45.50	\$ 395.50	Paid
2	2023-036	\$ 760.00	\$ 98.80	\$ 858.80	Paid
	Sub Total	\$ 1,110.00	\$ 144.30	\$ 1,254.30	
Quality Allied Elevator					
1	278804	\$ 2,520.00	\$ 327.60	\$ 2,847.60	Paid
	Sub Total	\$ 2,520.00	\$ 327.60	\$ 2,847.60	
SKPM					
1	6600-1-PM Fee	\$ 17,000.00	\$ 2,210.00	\$ 19,210.00	To be Paid upon sign-off of PCF
	Sub Total	\$ 17,000.00	\$ 2,210.00	\$ 19,210.00	
	Total	\$ 699,382.19	\$ 90,919.68	\$ 790,301.88	

Review Payment Functions ▾ Jump To

Payee 1080v Sterling Karamar Property Manage... 53 The Links Road	Total Amount 20,876.75 CAD Check Date 09/27/2023 Clear Date 10/30/2023 Post Month 09/2023	Ctrl# 367660 Batch 164505 (Reconciled)
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Bank 6600 Check No 3006 0051-5217194 TD 2500 Bathurst Hi Lo Inc	Statement No Notes <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
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Created by shashimzada@sterlingkaramar.com on 09/27/2023 4:26 PM.
 (never modified)

[Help](#)

Property ▾	Net	GST/HST	Tax2	Gross	Account	Notes	
6600 - 2500 Bathurst Hi Lo Investments	1,666.75	0.00	0.00	1,666.75	8201-0600 - Project Management Fees	Capex Supervision Fee 5% - 2500 Bathurst Exterior front entrance improvements and refresh	708080
6600 - 2500 Bathurst Hi Lo Investments	19,210.00	0.00	0.00	19,210.00	8201-0600 - Project Management Fees	Capex Supervision Fee 2.49% - 2500 Bathurst Corridor, Lobby, P1 and P2 Refresh	708681

0051-5217194
CHEQUE # 03006

\$20,876.75


Hi-Lo Investments Inc.
 c/o Sterling Karamar Property Management
 53 The Links Road
 Toronto, ON, M2P 1T7

TO Canada Trust
 214 Bayview Ave.
 Toronto
 ON M2W 1A9

3006
 DATE 09/27/2023
 09/27/2023

PAY ***** TWENTY THOUSAND EIGHT HUNDRED SEVENTY SIX AND 75/100 DOLLARS ***** \$20,876.75

TO Sterling Karamar Property Management
 53 The Links Road
 Toronto, ON, M2P 1T7

PAYABLE IN CANADIAN

 Per _____

#003006# 00512-0040 005105217194#

CHEQUE # 03006

DSPACC: 1088756
 DSPTR: 05702-003
 ITMSSEQ: 3
 LOC: SKPM #1080

Printer ID # / N° d'imprimeur 1014-B

Endorsement - Signature or Stamp

BANK OF MONTREAL
 20231003 ISS: 114382655

BACK/ENDOS

CAPITAL EXPENDITURE #2

BOILER AUTOMATION SYSTEM

Cost Claimed: \$14,803.00

**Anticipated Useful Life: 15 years –
Electrical – 18./19.**

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

P. 1/1

Item and description of work:
#2 Boiler Automation System

Total labour, material & contract costs
claimed in application for this item (not
including landlord's own labour)*: \$14,803.00

Date completed: October 20, 2023

<u>Contractor/Supplier</u> Elexicon Group	<u>Invoice Number</u> INV982	<u>Invoice/ Bill Date (mm/dd/yy)</u> 10/20/23	<u>Invoice/ Bill Amount</u> \$14,803.00	<u>Method of Payment</u> Cheque	<u>Cheque Number</u> 3081	<u>Payment Amount</u> \$14,803.00	<u>Payment Date (mm/dd/yy)</u> 12/06/23	<u>Amount related to this item</u> \$14,803.00
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Total \$14,803.00



6600
9020-3200

Thomas Simpson

100 Taunton Rd. E., PO Box 59
Whitby, ON L1N 5R8
1-800-769-6832
www.elexicongroup.com

To: Hi-Lo Investments Inc.
2500 Bathurst Street Unit 108
Attn: Zachary Chippin
Toronto ON M6B 2Y8
Canada

Invoice #INV982
Please note this number for any payment or inquiries
Date: 10/20/2023
Payment Terms: Net 30
HST No: 86477 5598 RT0001
Customer PO#

RET23011 HiLo Boiler Controls 2500 Bathurst

- Installation of new building automation system for heating and DHW systems in main mechanical room (Includes optimized control for 2 Heating boilers and 1 DHW Boiler)
- Supply and install temperature sensors, current sensors and other field devices as required.
- HVAC Services: Supply and install of control wiring and conduit as required to interconnect BAS with Boiler(s) and existing Envision Monitoring System through cellular modem and EGI Gateway for remote monitoring and adjustments.
- BAS commissioning and integration, including graphics, alarms, and trending
- Supply of As-Built Drawings, Sequence of Operations, and Operator Training.
- HVAC Services: Supply and install remote starters to allow optimized switching of Heating Circulation System (2 Circulators)

SUBTOTAL:	\$13,100.00
HST 13%:	\$1,703.00
TOTAL:	\$14,803.00

Please Remit to: Elexicon Group Inc. Email: accountsreceivable@elexicongroup.com

Initial Site Audit and Assessment

Site Details

Building Location(s):	675 Martingrove Road, 2500 Bathurst Street, 535 The East Mall, Toronto
Building Size, (Number of suites)	Mixed between 84 and 126 units
Annual Gas usage:	174,000 m ³ – 270,000 m ³

Audit and Utility Monitoring Results

Consumption Patterns- Anomalies	Onsite data collection has indicated current boiler controls at all sites are not adequately responding to outdoor conditions and building loads. Significant savings can be realized with enhanced control strategy.
Physical conditions and Key target areas	<ul style="list-style-type: none"> • Heating and DHW Boilers are Mid Efficiency non-condensing and nearing end of life. • Heating Boilers use Standard ODR boiler controls (Limited functionality) • Circulation systems for building heat distribution are currently configured for Seasonal On/Off operation
Proposed Solutions	<p>Building Automation System (Boiler Room Package)</p> <ul style="list-style-type: none"> • Install Heating/DHW Boiler automation controls with web access through Envision remote monitoring system • Implement intelligent boiler control algorithms to modulate heating supply temperature to match building load conditions and weather. • Integrate remote pump control and switching on main building circulation
Total Estimated Fuel savings (Post retrofit)	Up to 15% reduction per site.

Technical Proposal – Building Automation Systems with Optimized Boiler Controls

Based on our findings and industry best practices, installation of an advanced Building Automation and Boiler Controls Systems will allow optimization of fuel usage through finite, real-time adjustments to water temperatures on the buildings heating distributing circuits throughout the building.

This advanced control system will integrate with Elexicon Group's Envision monitoring platform to leverage real-time gas usage, outdoor temperatures, and boiler operation to reduce fuel consumption to match building loads. Several key benefits to this enhancement include lower utility costs, reduced wear on equipment and improved occupant comfort.

A remote connection to the system also allows EGI constant monitoring and insights into the system's performance and allows us to set alerts on various parameters for quicker notification of performance or operational issues.

Additional savings can be realized by automating the circulation systems associated with the boilers and switching them on and off as required to reduce wasted electrical energy. This is a recommended option that will provide operational and maintenance-related savings by extending the existing equipment's life.

The proposed solutions will yield varying results based on site specifics and application, but savings are estimated to be between 5-15% annually on heating and domestic hot water fuel costs. Further savings can be realized with boiler piping modifications that will allow wider adjustments to water temperatures however, while still protecting the boilers and venting systems from excessive condensation and corrosion. Piping modifications typically range in scope from \$10,000-15,000 per site depending on number of boilers and can be quoted as an optional upgrade.

All controls and equipment will be installed in a key Locked cabinet in each mechanical room to prevent tampering or adjustments.

Ongoing monitoring of the system and energy reporting is included in your current Envision fees and Ongoing optimization after the initial 3-month commissioning phase is subject to additional monthly fees of ~\$100/month.

2500 Bathurst St

Building Automation System – BAS Boiler Room Package

Installation of new building automation system for heating and DHW systems in main mechanical room (Includes optimized control for 2 Heating boilers and 1 DHW Boiler) \$11,100

-Supply and install temperature sensors, current sensors and other field devices as required.

- Supply and install of control wiring and conduit as required to interconnect BAS with Boiler(s) and existing Envision Monitoring System through cellular modem and EGI Gateway for remote monitoring and adjustments.

- BAS commissioning and integration, including graphics, alarms, and trending

- Supply of As-Built Drawings, Sequence of Operations, and Operator Training.

Optional: Supply and install remote starters to allow optimized switching of Heating Circulation System (2 Circulators)

\$2000

Total (Plus HST)

\$13,100

General Conditions for Service or Installation

1. WARRANTY Elexicon Group Inc. (the Company) warrants its workmanship and the services provided in engineering, supervising, servicing, repairing and/or installing the equipment or those parts of the equipment specified in the contract shall reflect the normal and accepted practice within the industry for such work. The Company will repair or replace any defective part or component within the scope of this contract f.o.b. the Company's service center where such part or component proves to be defective under normal and proper use within one year from the date of completion of the work done or services provided hereunder on condition that the Purchaser gives the Company immediate written notice of any such defect or defects.

This warranty is limited to the scope of the work specified in this contract and the defining of the scope of work shall be the sole responsibility of the Purchaser. The Company shall not be liable for any failure nor for any inaccuracy in delimiting the scope of work. The terms of any general specification shall be limited to the Company's capability in terms of skills and equipment.

The Company shall not be responsible for the acts or omissions of the employees, contractors, subcontractors or agents of the Purchaser. The Company shall not be liable for any loss, injury or damage to persons or property (including the equipment services) caused in whole or in part by the failure or malfunctioning of any tools, equipment, facilities or devices furnished by the Company or by the negligence or fault of the Purchaser, its employees, contractors, agents, or their employees.

(Handwritten initials)

This constitutes the only warranty of the Company and no other warranty or condition, statutory or otherwise, shall be implied and in no event shall the total liability of the Company exceed the total amount paid for work under this contract.

2. FORCE MAJEURE The Company shall not be responsible or liable for any loss, damage, detention or delay caused by war, invasion, insurrection, riot, the order of any civil or military authority, or by fire, flood, weather or other acts of the elements, breakdown, lockouts, strikes or labour disputes, the failure of the Company's suppliers to meet their contractual obligations, or, without limitation of the foregoing, any other cause beyond the reasonable control of the Company and the completion of the work shall constitute a waiver of all claims for loss or damage due to delay.

3. PRICES, TAXES AND PAYMENTS The prices quoted are based on Government taxes, or regulations in force at the date of this proposal, and such prices are subject to increase or decrease in accordance with any changes in taxes made prior to completion of the work. All payments shall be in CDN dollars. If completion of the work is delayed from any cause for which the Purchaser is directly or indirectly responsible, the date of completion of the work by the Company shall be regarded as the date for determining when payments for the work are to be made. ~~The Company shall be entitled to receive reasonable compensation for storing the equipment which shall be held at Purchaser's risk.~~ The Purchaser agrees that should any of the payments not be made to the Company when due under the terms of this proposal, then a service charge on such overdue payments shall be billed by the company and paid by the Purchaser until the price, including service charges has been fully paid in cash, but this shall not be construed as obligating the Company to grant any extension of time in the terms of payment.

(Handwritten initials)

4. COMPLETION OF WORK Completion dates herein specified are subject to the receipt of all information necessary to schedule the Company's engineering and service staff.

5. LIMITATION OF LIABILITY Notwithstanding any other provision in this contract or any applicable statutory provisions, neither the Company nor the Purchaser shall be liable to the other for special or consequential damages or damages for loss of use arising directly or indirectly from any breach of this contract, fundamental or

otherwise, or from any tortious acts or omissions of their respective employees or agents and in no event shall the liability of the Company exceed the price of the defective work or of the work subject to late completion.

(AL)

6. DEFINITION The term "Company" shall be deemed to include Elexicon Group Inc.

so long as the customer has given express written consent

(AL)

(AL)

7. RIGHT TO ENTER PROPERTY The Customer hereby grants to Elexicon Group Inc., its successors and assigns, the unrestricted right, privilege and easement, free of charge or rent to use so much of the service location and to enter on, in, upon, along and over the service location at any time as Elexicon Group Inc. deem it necessary or desirable for purposes of performing the Work and for its employees, agents, contractors and subcontractors to pass and re-pass with or without vehicles, supplies, machinery and equipment at any time to perform the Work and for all purposes necessary or convenient to exercise the right, privilege and easement hereby granted.

(AL)

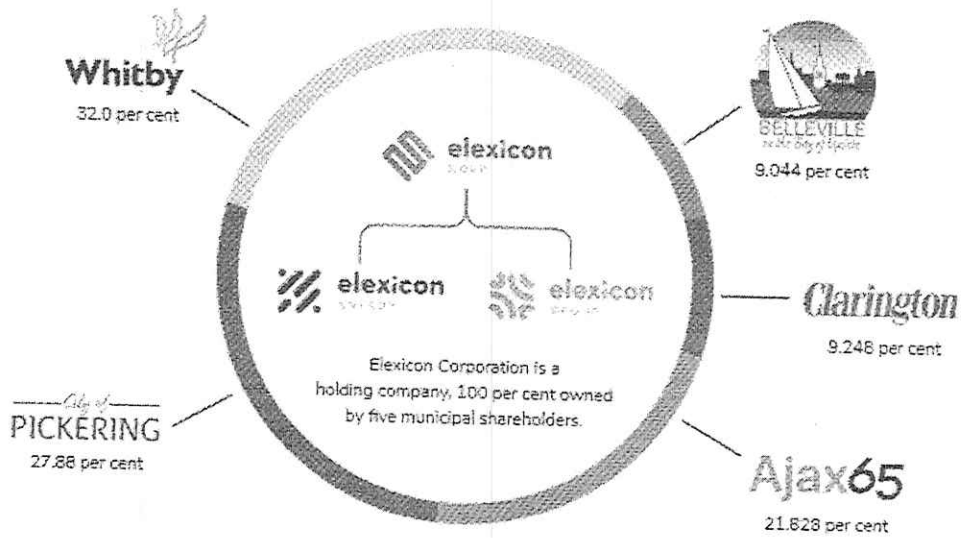
(AL)

8. AGREEMENT This proposal, providing it is accepted within 30 days (or such time as may otherwise be expressly agreed), shall constitute the entire agreement between the parties and there are no other agreements or understandings, either written or oral, to conflict with, alter or enlarge this agreement unless agreed to in writing between the parties subsequent to the date of acceptance of the proposal. Acceptance is subject to approval of the Purchaser's credit by the Company. Notwithstanding such acceptance and/or approval, if in the Company's judgment the Purchaser's financial condition does not at any time warrant the continuation of the work on the original terms, the Company reserves the right to request payment in advance.

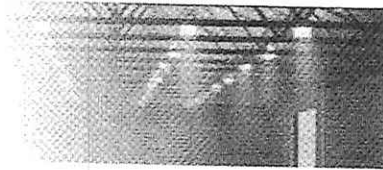
9. GOVERNING LAW This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.

10. ASSIGNMENT Notwithstanding anything else in the Agreement, Elexicon Group Inc. may without the Customer's consent assign all rights and obligations there under to any corporate affiliate of Elexicon Group Inc. and upon doing so, Elexicon Group Inc. shall have no further liability to the Customer pursuant to this agreement.

Who is Elexicon Group?



- Elexicon Group is the exclusive distributor for Aeromine in Canada
- Elexicon Group is a 100% Municipally owned subsidiary located in ON, Canada with national reach
- Our goal is to lower utility consumption and GHG emissions for clients in multiple sectors:
 - Multi-Unit Residential Buildings
 - Recreational Facilities
 - Municipal buildings
 - Agriculture
 - Indigenous communities
 - Universities/ Colleges
 - Hospitals
- We accomplish this goal by implementing innovative conservation approaches and green technologies with expert funding and technical support.



0051-5217194
CHEQUE # 03081

\$14,803.00

III-LO INVESTMENTS INC.
c/o Stefany Kazarik Property Management
50 The Oaks Road
Tucson, AZ 85717

500 Trade Park
2440 Brassfield Ave
Carmel, IN 46032-1100


3081
DATE 12/06/2023
MEMO: PAYS

PER DEPOSIT ONLY

***** FOURTEEN THOUSAND EIGHT HUNDRED THREE AND 00/100 DOLLARS *****

TO
FIC
ORDER
OR

Election Group Inc.
100 Fairview Road East
Whitby, ON L1T 5R8

per 

⑆00308⑆ ⑆00512⑆004⑆ 005127194⑆

CHEQUE # 03081

PrinterID # / N° d'imprimeur 1014-B

Enregistrement - Signature et Stamp

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TRUST BIK ASSURANCE
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BACK/ENDOS