

Notice of the Receiver
(Subsection 245(1) of the Act)

In the Matter of the Receivership of
2743175 Ontario Inc.
of the city of Dublin in the province of Ontario

The Receiver gives notice that:

1. On the 28th day of November 2025, the undersigned, Albert Gelman Inc., became the Receiver (the “**Receiver**”) of 2743175 Ontario Inc. (“the **Company**”).

The Company owns the real property municipally known as 7385 Line 28 West Perth, Ontario and legally described as:

PT LOT 26 CONCESSION 5 HIBBERT AS IN R351866, S/T HIB12686;
MUNICIPALITY OF WEST PERTH (PIN 53204-0010 (LT)) (the “**Real Property**”).

The Real Property hosts a residential building inhabited by the Company’s director and his spouse and includes a hobby farm. There is equipment located onsite owned by related entities, including Cronin Contracting Inc. (“**Cronin**”). Cronin is bankrupt and Albert Gelman Inc. is Trustee of the Bankruptcy estate.

Based upon information available to the Receiver as of the date of this notice, the Real Property is the only material asset of the Company.

2. The undersigned became Receiver by virtue of its appointment by the Ontario Superior Court of Justice (the “**Court**”) on application by the Toronto-Dominion Bank who has a first and second-ranking mortgage registered on title to the Real Property. The Court is yet to issue the Order. Enclosed is a copy of the Court’s endorsement confirming the Receiver’s appointment. The Order, once available, will be posted on the Receiver’s website at www.albertgelman.com/filedocuments/#2743175.
3. The Receiver is not in possession of the Real Property. At this time, the Receiver contemplates entering into an occupancy agreement to allow Mr. Cronin, the Director of the Debtor, and his spouse to continue to occupy the Real Property for a limited period of time before vacating.
4. The following information relates to the receivership:
 - a) Registered Office: 3548 Road 182, Dublin, Ontario
 - b) Principal Director and Officer: Mr. Darrel Cronin
 - c) Principal line of business: Ownership and management of the Real Property.

- d) Location of Business: 7385 Line 28, West Perth, Ontario
- e) Amounts owed to each creditor who holds a security or deemed trust claim on the Company's property (based on the information available to the Receiver as of the date of this notice):
- Toronto-Dominion Bank - \$5,258,701 plus costs, accrued and accruing interest
 - CNH Industrial Capital Canada Ltd. – amount unknown
 - Gaffney Electrical Solutions Ltd – Construction lien - \$65,468
- f) Mr. Cronin advised there are no creditors other than the secured creditors listed above.
- g) The intended plan of action of the Receiver during these receivership proceedings is, to the extent that such a plan has been determined, to realize on the Real Property.
- h) Contact person for receiver is:

Albert Gelman Inc.
Receiver for 2743175 Ontario Inc.
150 Ferrand Drive, Suite 1503
Toronto, ON

Attention: Mr. Chris Rowe
Work: 647 579 9645
Email: crowe@AlbertGelman.com;

Dated at Toronto, Ontario this 8th day of December 2025.

**Albert Gelman Inc.,
solely in its capacity as Receiver of
2743175 Ontario Inc.
and not in its personal or corporate capacity**

Per:

Chris Rowe, CA (ANZ)
Senior Manager

at 100 St. Patrick Street Stratford, ON N5A 7W1

(Court office address)

Endorsement/
Inscription

Plaintiff/
Requérant(e): THE TORONTO-DOMINION BANK ☐ Present/ Comparait

Counsel/
Avocat(e): MELINDA VINE FOR TIMOTHY HOGAN ☒ Present/ Comparait

Email/
Courriel: singhelbrecht@harrisonpensa.com

Defendant/
Intimé(e): 2743175 ONTARIO INC. ☐ Present/ Comparait

Counsel/
Avocat(e): NOTED IN DEFAULT ☒ Present/ Comparait

Email/
Courriel: darrel@crocon.ca

Defendant/
Intimé(e): DARREL CRONIN ☐ Present/ Comparait

Counsel/
Avocat(e): NOTED IN DEFAULT ☒ Present/ Comparait

Email/
Courriel: darrel@crocon.ca

28-Nov-2025

JUSTICE
ten Cate

Event type/ Type d'événement: Choose from the menu or enter the event type manually

- ☐ In-person/ comparution en personne
- ☒ Videoconference/ vidéoconférence
- ☐ Audioconference/ Audioconférence
- ☐ In writing/ par écrit

ENDORSEMENT/ INSCRIPTION

Mr. Cronin appeared today to advise the court that he has not filed any responding materials despite my last endorsement indicating that the materials must be served and filed no later than September 30, 2025. He also advised that Mr. Bissell is not retained to appear today.

Given that the last adjournment was peremptory on the Defendants, and they have not retained counsel or filed responding materials, I have granted the receivership order requested by the Bank.

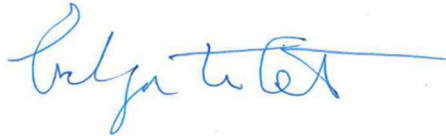
- ☐ Order to go in accordance with minutes of settlement or consent filed./ Ordonnance conformément au procès-verbal de l'audience de transaction ou le consentement déposé.
- ☒ Order to go in accordance with draft filed./ Une ordonnance sera émise conformément au projet d'ordonnance déposé.

Next attendance/ prochaine comparution: **N/A**

- ☐ In person/ comparution en personne,
☐ Videoconference/ vidéoconférence,
☐ Audioconference/ audioconférence
☐ Interpreter required/ interprète nécessaire :

Additional details, if any/ Détails supplémentaires, le cas échéant:

Click or tap here to enter text.



Justice E. ten Cate