



KPMG Inc.
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May 27, 2025

Estate No.: 31-3226764

**IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL
OF HCSI HOME COMFORT 2 INC.
OF THE CITY OF NORTH YORK
IN THE PROVINCE OF ONTARIO**

To the creditors of HCSI Home Comfort 2 Inc.:

Notice is hereby given that HCSI Home Comfort 2 Inc. (“**HCSI 2**” or the “**Company**”) filed a Notice of Intention to Make a Proposal (“**NOI**”) on May 23, 2025 (the “**Filing Date**”), pursuant to section 50.4(1) of the *Bankruptcy and Insolvency Act* (the “**BIA**”). KPMG Inc. (“**KPMG**”) was named as trustee under the Company’s NOI (the “**Proposal Trustee**”). As a result of the NOI filing, the Company has obtained the benefit of a stay of proceedings under section 69.1(1) of the BIA, and all creditors are stayed from commencing or continuing any proceedings against the Company.

KPMG, in its capacities as Proposal Trustee and Monitor of the Simply Green Debtors (as defined in its CCAA proceedings), has scheduled a hearing with the Court to be heard on Monday, June 2, 2025 at 11:30am (ET) to seek approval of, among other things, the continuation of the NOI proceedings under the CCAA and consolidating them with the CCAA proceedings of the Simply Green Debtors. The motion materials, which includes details of the purpose of the Company’s NOI proceedings, are available on the KPMG website at kpmg.com/ca/crowncrest.

A copy of the NOI and a list of creditors with claims amounting to \$250 or more as known or shown by the books and records of the Company on the Filing Date are attached hereto. Please note that the enclosed creditor lists are preliminary and subject to change.

The Proposal Trustee notes that the Company is not bankrupt, but has availed itself of a procedure whereby a company, with creditor and Court approval, may restructure its financial affairs. At this time, creditors are not required to file a proof of claim with the Proposal Trustee. In due course, the Proposal Trustee will provide creditors with additional information regarding the NOI proceedings, including, if necessary, information concerning the filing of a proof of claim and the date for a meeting of creditors to consider and vote on a Proposal, should one be put forward to creditors.

Should you require any further information with respect to this matter, contact details are provided below:

Email: crowncrest@kpmg.ca
Website: kpmg.com/ca/crowncrest
Toll-Free: 1-833-668-6400

Dated at Toronto, Ontario, this 27th day of May 2025.

KPMG Inc.

In its capacity as Proposal Trustee of
HCSI Home Comfort 2 Inc.
and not in its personal or corporate capacity

District of:
Division No. -
Court No.
Estate No.

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

In the Matter of the Proposal of
HCSI Home Comfort 2 Inc.
of the City of North York, in the Province of Ontario

Take notice that:

1. I, HCSI Home Comfort 2 Inc., an insolvent person, state, pursuant to subsection 50.4(1) of the Act, that I intend to make a proposal to my creditors.
2. KPMG Inc. of 333 Bay Street - Suite 4600, Toronto, ON, M5H 2S5, a licensed trustee, has consented to act as trustee under the proposal. A copy of the consent is attached.
3. A list of the names of the known creditors with claims of \$250 or more and the amounts of their claims is also attached.
4. Pursuant to section 69 of the Act, all proceedings against me are stayed as of the date of filing of this notice with the official receiver in my locality.

Dated at the City of Vaughan in the Province of Ontario, this 23rd day of May 2025.

DocuSigned by:
Robert Teti
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HCSI Home Comfort 2 Inc.
Insolvent Person

To be completed by Official Receiver:

Filing Date

Official Receiver

District of:
 Division No. -
 Court No.
 Estate No.

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

In the Matter of the Proposal of
 HCSI Home Comfort 2 Inc.
 of the City of North York, in the Province of Ontario

List of Creditors with claims of \$250 or more.			
Creditor	Address	Account#	Claim Amount
Bradford East Development	111 Creditstone Rd Concord ON L4K 1N3 CA		119,000.00
Carene Management Group Inc	8700 Dufferin St Vaughan ON L4K 4S6 CA		237,000.00
Digreen Homes Inc	302-327 Renfrew Dr Markham ON L3R 9S8 CA		47,000.00
Dufferin Vistas Ltd	B-10877 Keele St Vaughan ON L6A 0K6 CA		23,100.00
Fulton Homes Inc	1-160 Gibson Dr Markham ON L3R 3K1 CA		23,000.00
Home Corp Services Inc	5-80 Bass Pro Mills Dr Vaughan ON L4K 5W9 CA		196,817.75
Kleinwest (Mosaik) Inc	8800 Jane St Vaughan ON L4K 2M9 CA		1,400.00
Lakeview Group Ltd	200 Bridgeland Ave Toronto ON M6A 1Z4 CA		150,350.00
Lebovic Enterprises Limited	14012 Leslie St Aurora ON L4G 7C2 CA		48,000.00
Lynbury Homes Inc	56 Romina Dr Concord ON L4K 4Z7 CA		26,000.00
Milazzo Homes Inc	8700 Dufferin St Vaughan ON L4K 4S6 CA		7,000.00
Mosaik (Caledon) Inc	8800 Jane St Vaughan ON L4K 2M9 CA		55,000.00
OH (Whitby Meadows) Inc	201-331 Cityview Blvd Vaughan ON L4H 3M3 CA		28,600.00
Oxville Homes Ltd	5-2200 Hwy 7 Concord ON L4K 1W7 CA		276,900.00
Pine Glen General Contractors Inc	4-2345 Wycroft Rd Oakville ON L6L 6L8 CA		39,000.00

District of:
 Division No. -
 Court No.
 Estate No.

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 (Subsection 50.4(1) of the Act)

In the Matter of the Proposal of
 HCSI Home Comfort 2 Inc.
 of the City of North York, in the Province of Ontario

List of Creditors with claims of \$250 or more.			
Creditor	Address	Account#	Claim Amount
Pine Glen Thorold Inc	4-2345 Wyecroft Rd Oakville ON L6L 6L8 CA		57,000.00
Poetry Living (Citypointe) Limited	161 Trade Valley Dr Vaughan ON L4H 3N6 CA		44,400.00
Remington Georgetown Inc	100-7501 Keele St Vaughan ON L4K 1Y2 CA		361,200.00
Rolene Holding Inc	5-80 Bass Pro Mills Dr Vaughan ON L4K 5W9 CA		2,260.00
Rolene Inc	21 Waterside Cres Vaughan ON L6A 3X6 CA		26,800.00
Sabaudia Home Corp Inc	3-2499 Rutherford Rd Vaughan ON L4K 0J9 CA		12,000.00
Sharonvit Estates Inc	8800 Jane St Vaughan ON L4K 2M9 CA		17,000.00
Sherway Construction Limited	200-3350 Langstaff Rd Vaughan ON L4L 9G3 CA		100,100.00
Simply Green Home Services Inc.	800-2225 Sheppard Ave E North York ON M2J 5C2 CA		22,226,103.00
Starlane General Contractors Inc	8600 Dufferin St Concord ON L4K 5P5 CA		61,000.00
Trinimont Developments Inc	8700 Dufferin St Vaughan ON L4K 4S6 CA		42,000.00
Vistaview Management Ltd	1681 Langstaff Rd Vaughan ON L4K 5T3 CA		449,000.00
Total			24,677,030.75

DocuSigned by:

Robert Teti

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HCSI Home Comfort 2 Inc.
 Insolvent Person