

February 2, 2024

To: Creditors of Local Leader Inc. (“Local Leader” or the “Company”)

Re: In the matter of the bankruptcy of Local Leader Inc.

Please be advised that on January 31, 2024, Local Leader was assigned into bankruptcy, and MNP Ltd. was appointed as the Licensed Insolvency Trustee (the “Trustee”) of the bankrupt estate subject to creditor affirmation at the first meeting of creditors. The First Meeting of Creditors (“FMO”) will be held on February 20, 2024, at 2:00 pm Pacific Time.

Enclosed for your attention is a copy of the Creditor’s package with the following documents:

- Notice of Bankruptcy and First Meeting of Creditors (Form 68).
- First page of Statement of Affairs (Form 78) with Creditor’s list; and,
- Proof of Claim (Form 31) and General Proxy (Form 36).

The Trustee will maintain a website for these proceedings which will be updated to include notices, reports, and Court documents. The website can be found at <https://mnpdebt.ca/en/corporate/corporate-engagements/local-leader-inc>

It is not mandatory to attend the FMO. Creditors can file a proof of claim with the Trustee’s office electronically at the following email address: localleader@mnp.ca.

Our initial assessment of the Company’s assets and liabilities indicates that it is unlikely that any funds will be available for the unsecured creditors. We understand that certain funds may be recovered in relation to services that were not provided by the Company by contacting your credit card provider directly.

Should you wish to attend the FMO via teleconference, please review the following procedures:

Meeting Details

1. Date: February 20, 2024
2. Time: 2:00 pm Pacific Time
3. Call in Details: (877) 252-9279
4. Conference Code: 952 066 921 #

Requirements Prior to FMO

1. Should you wish to file a proof of claim prior to the FMO, please do so not later than 11:00 am Pacific Time on the date of the FMO to permit a reasonable review by the Trustee. The Trustee will use its best efforts to review and register proof of claim forms and proxies for the FMO that are filed after this time.
2. Filing a claim and having it admitted by the Trustee prior to the FMO permits creditors to vote at the FMO. Matters that are typically voted upon at the FMO include: affirmation or substitution of the Trustee and the appointment of Inspectors.
3. Creditors filing a claim within a reasonable period after the convening of the FMO will still be eligible to receive dividends should funds become available for distribution.

Registration

1. The Trustee will open the conference line 15 minutes in advance of the appointed meeting time. We encourage creditors to call in earlier than the appointed time to permit registration and attendance to be completed and to avoid a delay in proceeding with the FMOC.
2. Callers will be acknowledged on a “first come first served” basis and registration will include the following:
 - a) Please identify yourself by the number beside your creditor name listed on the Creditor Mailing list, attached;
 - b) Identify any additional individuals attending with you and their capacity in attending;
 - c) Confirmation of claim amount;
 - d) Confirmation of any proxies that you may hold for other creditors; and
 - e) Whether you want your name to stand as a potential Inspector to the estate when a vote is taken during the FMOC to appoint Inspectors (details of this role will be provided during the FMOC).

Procedure at the FMOC

1. Please have your phone on mute unless you are speaking to prevent background noise that will interfere with properly conducting the FMOC.
2. The Official Receiver (OSB) will act as Chair of the FMOC.
3. The Chair will call the FMOC to order and may need to immediately adjourn the meeting for a period of time to allow the registration process to be completed.
4. The Chair will reconvene the FMOC as soon as possible and resume with the agenda set for the FMOC.

Any questions can be directed to localleader@mnp.ca.

MNP Ltd.

In its capacity as Licensed Insolvency Trustee
In the Bankruptcy of Local Leader Inc.
and not in its personal capacity



Per: Seamus Boyle, CPA, CIRP, LIT
Vice President

District of: British Columbia
Division No. 03 - Vancouver
Court No.
Estate No. 11-3037812

FORM 68
Notice of Bankruptcy, First Meeting of Creditors
(Subsection 102(1) of the Act)

Original Amended

In the Matter of the Bankruptcy of
Local Leader Inc.
of the City of West Kelowna, in the Province of British Columbia

Take notice that:

1. Local Leader Inc. filed (or was deemed to have filed) an assignment (or a bankruptcy order was made against Local Leader Inc.) on the 31st day of January 2024 and the undersigned, MNP Ltd., was appointed as trustee of the estate of the bankrupt by the official receiver (or the Court); subject to affirmation by the creditors of the trustee's appointment or substitution of another trustee by the creditors.
2. The first meeting of creditors of the bankrupt will be held on the 20th day of February 2024 at 2:00 PM at Other, Via Teleconference, BC or (877) 252-9279 Phone Conference ID: 952 066 921#.
3. To be entitled to vote at the meeting, a creditor must file with the trustee, before the meeting, a proof of claim and, where necessary, a proxy.
4. Enclosed with this notice are a proof of claim form, proxy form and list of creditors with claims amounting to \$25 or more showing the amounts of their claims.
5. Creditors must prove their claims against the estate of the bankrupt to share in any distribution of the proceeds realized from the estate.

Dated at the City of Vancouver in the Province of British Columbia, this 2nd day of February 2024.

MNP Ltd. - Licensed Insolvency Trustee



1630 - 609 Granville Street, PO Box 10203 LCD Pacific Centre
Vancouver BC V7Y 1E7
Phone: (604) 689-8939 Fax: (604) 689-8584

District of: British Columbia
 Division No. 03 - Vancouver
 Court No.
 Estate No.

Original Amended

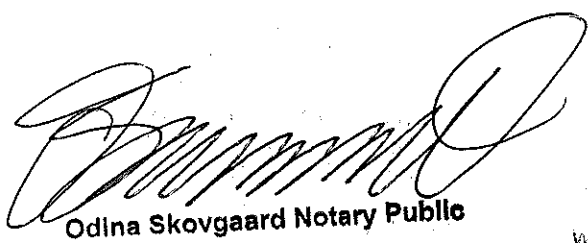
- Form 78 -
 Statement of Affairs (Business Bankruptcy) made by an entity
 (Subsection 49(2) and Paragraph 158(d) of the Act / Subsections 50(2) and 62(1) of the Act)
 In the Matter of the Bankruptcy of
 Local Leader Inc.
 of the City of West Kelowna, in the Province of British Columbia

To the bankrupt:
 You are required to carefully and accurately complete this form and the applicable attachments showing the state of your affairs on the date of the bankruptcy, on the 31st day of January 2024. When completed, this form and the applicable attachments will constitute the Statement of Affairs and must be verified by oath or solemn declaration.

LIABILITIES (as stated and estimated by the officer)		ASSETS (as stated and estimated by the officer)	
1. Unsecured creditors as per list "A"	2,881,655.99	1. Inventory	0.00
Balance of secured claims as per list "B"	690,557.00	2. Trade fixtures, etc.	0.00
Total unsecured creditors	3,572,212.99	3. Accounts receivable and other receivables, as per list "E"	
2. Secured creditors as per list "B"	101,000.00	Good	0.00
3. Preferred creditors as per list "C"	0.00	Doubtful	0.00
4. Contingent, trust claims or other liabilities as per list "D" estimated to be reclaimable for	0.00	Bad	0.00
Total liabilities	3,673,212.99	Estimated to produce	0.00
Surplus	NIL	4. Bills of exchange, promissory note, etc., as per list "F" ...	0.00
		5. Deposits in financial institutions	0.00
		6. Cash	0.00
		7. Livestock	0.00
		8. Machinery, equipment and plant	0.00
		9. Real property or immovable as per list "G"	0.00
		10. Furniture	0.00
		11. RRSPs, RRIIFs, life insurance, etc.	0.00
		12. Securities (shares, bonds, debentures, etc.)	0.00
		13. Interests under wills	0.00
		14. Vehicles	100,000.00
		15. Other property, as per list "H"	1,000.00
		If bankrupt is a corporation, add:	
		Amount of subscribed capital	0.00
		Amount paid on capital	0.00
		Balance subscribed and unpaid	0.00
		Estimated to produce	0.00
		Total assets	101,000.00
		Deficiency	3,572,212.99

I, Grant Findlay-Shirras, of the City of West Kelowna in the Province of British Columbia, do swear (or solemnly declare) that this statement and the attached lists are to the best of my knowledge, a full, true and complete statement of the affairs of the Corporation on the 31st day of January 2024 and fully disclose all property of every description that is in my possession or that may devolve on me in accordance with the Act.

SWORN (or SOLEMNLY DECLARED)
 before me at the City of Westbank in the Province of British Columbia, on this 31st day of January 2024.


 Odina Skovgaard Notary Public


 Grant Findlay-Shirras

WITNESSED AS TO EXECUTION
 ONLY - NO ADVICE SOUGHT OR GIVEN

306 - 2330 Hwy 97S
 Westbank, BC V4T 2P3

Creditor Mailing List

In the Matter of the Bankruptcy of
Local Leader Inc.
of the City of West Kelowna, in the Province of British Columbia

Creditor Type	Name	Attention	Address	Claim \$
Director	Grant Findlay-Shirras		grant.findlay.shirras@gmail.com	0.00
Secured	Land Rover Financial Services		asreception@wyantgroup.com	100,000.00
	TIMIA CAPITAL HOLDINGS LIMITED PARTNERSHIP		moniquem@timiacapital.com	1,000.00
Unsecured	1 2378055 Ontario Inc.		alexask.korsukov@gmail.com	3,790.21
	2 2412 Home Team		vbrashears@kw.com	533.33
	3 500 Startups		robertneivert@gmail.com	150,000.00
	4 Adam Ali Alabras		adamwaez@outlook.com	866.67
	5 Adrian Maco		adrian.maco@theperry.group	6,611.11
	6 Adriana Ashley		adriana@adrianaashleyrealtor.com	480.00
	7 Adriana Carolina Casillas Ramirez		adriana.carolina.ccr@gmail.com	85.80
	8 Adriane Kizy		closetheideal@adriane.kizy.com	8,500.00
	9 Adriano Pagnotta		Adriano@milliondollarlistingteam.com	6,882.64
	10 Aggie Duras		aggie@gpremax.com	2,256.94
	11 Alan Gear		alan@gearrealty.com	5,658.33
	12 Alberta Rose		alberta@albertarose.homes	6,500.00
	13 Aleksandr Korsukov		alexask.korsukov@gmail.com	3,790.21
	14 Alex Krywenko		info@180re.com	1,530.00
	15 Alex Nakamoto		alexnakamoto@johnlscott.com	5,580.00
	16 Alex Perez		alex@alexjosephrealty.com	1,481.11
	17 Alexander Moncastro		alexander@moncastrorealty.com	6,800.00
	18 Alfonso Amezcua Castro		alfonsoamezcua@protonmail.com	429.00
	19 Alheli Brilliant		alheli@brixteam.com	5,303.61
	20 Ali Abree		ali@aliabree.com	4,805.00
	21 Alicia Loftin		aliciapl0314@gmail.com	50.67
	22 Allan Morrison		allanmorrison@royalpage.ca	6,000.00
	23 Alyaa Murphy		alyaa@padmatchre.com	6,000.00
	24 Alyce Chermack		alyce@platinumhomesales.com	6,800.00
	25 Alyssa Bennett		alyssa-noelle@coldwellbanker.ca	1,922.00
	26 Alyssa Jensen		alyssa@katogroup.com	1,700.00
	27 Amanda Abergel			1.00
	28 Amanda Newman			1.00
	29 Amber Holcombe		amberh@hesprobate.com	7,500.00
	30 American Express c/o FCT Default Solutions	Insolvency Department	Fax: (647) 439-1419 dsinsolvency@collectlink.com	10,831.00
	31 Amy Caldwell		abcaldwell5@gmail.com	95.56
	32 Ana Escarzaga		escarzagaana@gmail.com	5,900.00
	33 Ana Lucia Villegas Gonzalez			1.00
	34 Anand Mishra		anand@ampmproperties.ca	1,437.75
	35 Andee Post		andee@kw.com	5,565.00
	36 Andr�s Zilveti		andres.zilveti@compass.com	3,224.00
	37 Andrea Breceda		breceda.andy@gmail.com	1,462.50
	38 Andrea Fries		friesandrea2020@gmail.com	5,881.11

Creditor Mailing List

In the Matter of the Bankruptcy of
Local Leader Inc.
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40	Andrea Roehl	andrearoehl75@gmail.com	570.56
41	Andrea Rozenberg	andrea@andrearozenberg.com	1.00
42	Andrew Atwood Work With A PRO Team	andrew@workwithapro.com	7,100.00
43	Andrew Henry	andrew@andrewhenry.ca	637.00
44	Andrew Niemeyer	madelyn.niemeyer@nestrealty.com	7,300.00
45	Andy Bhalla	info@homelistingscalgary.com	2,568.06
46	Angela Centofanti, JD	growing.roses@yahoo.com	5,250.00
47	Angela Evans	angelancrealestate@gmail.com	375.00
48	Angela Porelli	angela@saskatoon.homes	11,200.00
49	Angela Thomas	info@localfulltimerealtor.com	9,972.22
50	Angie Wilmoth	angiewilmoth@gmail.com	5,118.06
51	Anne Marie Predko	ampredko@royalpage.ca	6,601.50
52	Anne McKereghan	anne@youreastbayagent.com	8,900.00
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62	Bart Franklin	bart@foxandfogarty.com	6,500.00
63	Bart Roberts	broberts@bhhsflpg.com	285.00
64	BDC	ehran.SALIMIAN@bdc.ca	26,000.00
65	Bea Flores	bea@luxelivinggroup.com	6,300.00
66	Ben Hartung	ben.w.hartung@gmail.com	36.67
67	Behnaz Ghasemi	behnazghasemi@robertsbrothers.com	2,760.00
68	Beth Herbster	herbster.beth@gmail.com	2,350.00
69	Beth Shanks	blshanks66@gmail.com	1,500.56
70	Beyond MI Realty	beyondmirealty@gmail.com	1,516.67
71	Bill & Stacie Shearouse	bshearhouse@gmail.com	6,587.22
72	Bill Adams	bill.adams1@cbrealty.com	5,120.00
73	Bill Heinze	bill.heinze@kw.com	2,376.67
74	Blue West Realty	doc@homehuntersbc.com	2,088.89
75	Bobbie J Owens	bobbyejowens@gmail.com	2,416.67
76	Bohdan Zabawskyj	bzabawskyj@gmail.com	1.00
77	Bonafede Team	kerry.smith@compass.com	3,565.14
78	Bonnie Bennett	bonnie@kw-homes.ca	4,206.11
79	Boston Henderson	bostonhenderson@kw.com	5,366.67
80	Brad Hyde	bhyde@sasktel.net	2,437.50
81	Braden Kika	braden@exithot.com	870.00
82	Branda Tiffany	movewithbranda@gmail.com	1,608.29
83	Brandi Lininger	housesbybrandi@gmail.com	6,100.00
84	Brandon Recek	rayrecek@gmail.com	1.00
85	Brent Herman	brent@brentherman.com	3,341.94

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In the Matter of the Bankruptcy of
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87 Brien Terry Realtor	brienterry@hotmail.com	85.61
88 Brittanie Beasley	beasley.re2020@gmail.com	2,846.67
89 Brody Nash	brody@brodynash.com	1.00
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91 Bruno Fernando Reyes Rivero	brunoreyesr31@gmail.com	84.24
91 Camelia Fathi	info@cameliafathi.com	1.00
92 Camilla Forcum	camilla.forcum@exprealty.com	5,168.06
93 Camille Cannon	camille.cannon@cbrealty.com	6,000.00
94 Camille Duvall	camille.duvall@sothebysrealty.com	5,718.33
95 Camille Elliott	hello@camillesellsyeg.com	1,920.00
96 Canadian Dealer Lease Services Inc.	Fax: (888) 517-3622 customer.service@CDLSI.com	1.00
97 Candace Bowman	candy@oregontrailrealty.com	4,400.00
98 Candy Bowen	candy@bowenmoves.com	9,400.00
99 Cardwell Thaxton	cardwellthaxton@gmail.com	6,200.00
100 Carla Gardner	carla1@realtor.com	6,764.72
101 Carla Supples	carlasupples@seacoastrealty.com	2,429.17
102 Carla Taylor	carla@chomenow.com	6,380.00
103 Carma Goin	goinhomekcsold@gmail.com	9,360.00
104 Carmen Tedder	carmentedder@gmail.com	416.67
105 Carol Badami	carolbadami@kw.com	5,000.00
106 Caroline Dinsmore	caroline@carolinedinsmore.com	10,500.00
107 Carrie Andrews & Gurdeep Janjua	sellbycarrie@gmail.com	7,656.00
108 Carrie Lancon	carrie.lancon@cbnaz.com	5,900.00
109 Casey Cooke	ccooke411@gmail.com	7,300.00
110 Cassandra Eades		1.00
111 Cat Conklin	cat@homesgr.com	3,893.75
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116 Charlene Winter	charlene@vacosold.com	364.17
117 Chase Rackley	chase@rackleyteam.com	2,400.00
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122 Chris Benson Team	scott@chrisbensonteam.com	6,500.00
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128 Christine Scott	chris.scott61@gmail.com	4,231.94
129 Cindy Alaimo	cindy@cindyalaimo.com	1,757.78
130 Cindy Johnston	teamjohnston00@gmail.com	1,336.50

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133	Claude Shacklett	getshackdup@kw.com	1,951.93
134	Close Team - Wendee and Tony Close	wendee@clsfinancial.com	6,445.83
135	Colby Mitchell	colbybmitchell@gmail.com	1,911.11
136	Coldwell Banker McMillan and Associates	joe@cbflorence.com	6,800.00
137	Colin Gilroy	colingilroyrealestate@gmail.com	6,200.00
138	Colleen Snyder	snyderhomes4u@gmail.com	2,250.83
139	Community Realty brokered by eXp Realty	jenn@communityrealtyllc.com	1.00
140	Complete TCS, LLC	pamelat26@yahoo.com	513.33
141	Connor Karas	connorkaras17@gmail.com	120.00
142	Corey & Shelley Jones	corey@hometeamjones.ca	7,600.00
143	Cory Nickerson	cory@8z.com	3,143.11
144	CRA - GST/HST - Vancouver	Pacific Insolvency Intake Centre	Fax: (833) 697-2389 10,011.14
145	CRA - Tax - Pacific	Fax: (833) 697-2389	1.00
146	Craig Brown	craig@craigbrownrealtor.com	6,302.21
147	Craig Cunningham	craig.cunningham@kw.com	9,200.00
148	Cris Kambouris	info@sellwindsor.ca	868.06
149	Crystal and Caitlin	crystaldsb@icloud.com	7,000.00
150	Crystal Lim	findcrystalhome@gmail.com	4,250.00
151	Crystal Qian Hu	crystal.qhu@gmail.com	1,480.00
152	Curtis McCarthy	curtjmccarthy@gmail.com	5,000.00
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155	Dacosta Properties - Harcourts Prime Properties	david@dacostaproperties.com	7,400.00
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158	Dan McDonnal	dmcdonnal@gmail.com	7,100.00
159	Danica Mae Zacarias Suarez	erickokevin12345@gmail.com	720.00
160	Daniel Damian	danny@lakesidefinance.com	4,909.25
161	Daniel Flahaven	dan@realtyonemusiccity.com	12,625.00
162	Danielle Bartholomew	bartholomewdanielle3@gmail.com	6,500.00
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164	Darcy Miller	darcy@castillofl.com	5,900.00
165	Darrell Booker	dbooker@darrellbookerhomes.com	7,187.50
165	Darren Ly		1.00
166	Dave Buske	dave.buske@radiusagent.com	1,711.11
167	David Gardner	davesresultsteam@yahoo.com	5,600.00
168	David Hanson	david@hansoncapital.co	5,900.00
169	David J. Palma	david@palmagroupca.com	5,000.00
170	David Jacobs	davidj@bhhshawaii.com	1,595.00
171	David Mo	david@nikolicgroup.com	1,772.25
171	David Schneider	schneideratx@gmail.com	1,562.17
172	DAWN BRINKMAN	homesidemarketing@gmail.com	513.89
173	Daysha Mayfield	dayshamayfield@sweetliving.com	4,583.33

Creditor Mailing List

In the Matter of the Bankruptcy of
Local Leader Inc.
of the City of West Kelowna, in the Province of British Columbia

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177 Debbie Wysocki	debbie@floridaluxuryhomesgroup.com	5,200.00
178 DellaCarey Real Estate	chodsdn@gmail.com	3,694.44
179 Dena Wasmer	denawasmer@icloud.com	1,350.00
180 Derinda Thatcher's Team Sold	info@teamsoldkona.com	6,554.44
181 Devin Doherty	devin@dohertyrealestategroup.com	2,547.22
182 Diana Locki	diana.locki@pinn-grp.com	2,613.33
183 Diane Ratzlaff	diane5280re@gmail.com	1,140.00
183 Diego Resendez Sanchez	diegoresendezsanchez@hotmail.com	686.40
184 Dirk Gibson Heart of Texas Realtor	dirk@blessedtoserve.com	6,300.00
185 Divya Vijayakumar	reachvdivya@gmail.com	1,750.00
186 Dj Riyad	homes@djriyad.ca	6,885.00
187 Donna Kaufman	realtor.donna.kaufman@gmail.com	6,030.00
188 Donna Martin	themartinteamsc@gmail.com	2,950.00
189 Doro Taylor	doro@dorotaylor.com	6,237.00
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190 Doug Rietema	dougrietema@icloud.com	5,600.00
191 Drake Delzell	drakedelzell@gmail.com	1,067.50
192 Drew Cifrodelli	drew@zweetzpot.com	2,066.67
193 Dylan Griffis	dylan@southeastrealtygroup.com	1,520.56
194 Eddie Zuniga	e.zuniga@ncalhomes.com	4,288.37
195 Edward Cunningham	ed@nhmr.homes	3,240.00
196 Edwin Alonso Kantun Ake	alonso.kantun@outlook.com	686.40
196 Eileen Arencibia	eileenarencibia7@gmail.com	7,000.00
197 Eileen Johnson	ejohnsonstreetcity@gmail.com	3,800.00
198 Elaine Richheimer	elaine.richheimer@elliman.com	6,000.00
199 Ellie Grant	ellie@ellie-grant.com	5,000.00
200 Elliot Dodson	elliot@livinggrapevinetx.com	4,512.22
201 Elvia Vasquez	evasquez@kw.com	1,260.00
202 Emily Ietaka	emily@myfriendinre.com	666.67
202 Emily Matthews with RE/MAX Universal	realtoremilyrn@gmail.com	4,100.00
203 Eric Banville	eric@ericbanville.com	3,569.44
204 Eric Heinrich	eric.heinrich@exprealty.com	4,283.33
205 Eric Robison	eric@eric-robison.com	8,550.00
206 Erica Chouinard	erica@denvercohomes.com	17,743.75
207 Erica Laquidara	erica.laquidara@huntrealestate.com	4,608.89
208 Ethan Colbert	ecolbert08@gmail.com	4,000.00
209 Eva Moore	evamoore.thepropertyshoprealtor@gmail.com	1,540.00
210 Evelyn Alicea	evelynaliceasells@gmail.com	2,040.00
211 EXIT Landmark Realty	sold2settle@gmail.com	9,600.00
212 eXp Realty	daniel.p.mccarthy@exprealty.com	5,063.33
213 Fady Khudair	fady@khudair.ca	3,466.67
214 Farrell Hogenauer	lovelihomesaz@gmail.com	652.78

Creditor Mailing List

In the Matter of the Bankruptcy of
Local Leader Inc.
of the City of West Kelowna, in the Province of British Columbia

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551 Roger and Laura Glenn dba The Realtor® Glenn	therealtorglenn@gmail.com	1,283.33
552 Ron Sisulak	ronworksforyou@outlook.com	826.00
553 Ron Sloan	rsloan@sothebysrealty.ca	6,200.00
554 Ron Turrisi & Mary Jo Bowers	swfl.realtorron@earthlink.net	1,097.22
555 Ron Warwaruk	ron@ronremax.com	2,911.11
556 Rosie Gimeno	rosie@rosiefromremax.ca	5,458.33
557 Rosmary Emiyo Martinez	rosmaryemiyo01@gmail.com	804.00
558 Roy La Chappelle	roylachappelle@kw.com	7,200.00
559 Royal Homes Utah	pageralph816@gmail.com	223.33
560 Ruben Alejandro Orduño Flores	alexorduno27@gmail.com	429.00
561 Rusty Koivu	rusty@rustykoivu.com	1,416.56
562 Rusty Miller	rustymil@gmail.com	6,700.00
563 Ryan Formosa		1.00
564 Sam Cricks, SRES, Probate Specialist	scricks@scsrealestate.com	6,400.00
565 Sandi Hallgren	sandihallgren@hotmail.com	7,400.00
566 Sandi Rubio & Allie Wolfe	info@lovelivingboise.com	1,226.67
567 Sandy LeBlanc	sandraleblanc48@gmail.com	278.61
568 Sapir Team	yarden.shoval@compass.com	8,000.00
569 Sara Cimmers	sara@hopesanddreams.realestate	4,597.22
571 Sarah DeRise	sarah.derise@kw.com	1,098.00
572 Sarah O'Neil Realty	sarhoneil14@gmail.com	5,236.11
573 Sarah Sedehi	sarah.californiaproperities@gmail.com	2,861.11
574 Sarah Tauer	stauer@shorewest.com	6,100.00
575 Scotiabank c/o Canaccede International Management Ltd.	Fax: (844) 827-9220 SBinsolvency@canaccede.com	1.00
576 Scott Fishman	scott@fishmangroup.properties	1,921.11
577 Sean Hipkins	sean@chhabra.ca	1,677.78
578 Sean Pushor	pushtrain@gmail.com	1,431.11
579 Seema Sahni	seema@flauntinteriors.ca	6,000.00
580 Shailey Sharma	realtor@shaileysharma.com	5,670.00
581 Shane Judge	shanejudgerealty@gmail.com	2,875.00
582 Shannon Barrett	shannon@shannonbarrettrealtor.com	6,000.00
583 Shannon Smith	shannon.smith@locationshawaii.com	6,500.00
584 Shannon Vottero	shannon.vottero@compass.com	5,777.78
585 Sharee Killpack	shareekillpack@gmail.com	5,490.00
586 Shari Fecteau	sharilyden@icloud.com	7,400.00
587 Sharon Kushner	sharon@kushnerteam.com	248.89
588 Shauna McArthur & McKenna Berg	mckennashaunahometeamnv@gmail.com	5,983.33
589 Shayla King	shayla@morrowgrp.com	395.83
590 Sheldon Kinsler	sheldon@thekinghomesgroup.com	241.67
591 Shelli Hinkson	shellih@kw.com	2,207.22
592 Shelmy Mendez	shelmy1482@gmail.com	1,646.67

Creditor Mailing List

In the Matter of the Bankruptcy of
Local Leader Inc.
of the City of West Kelowna, in the Province of British Columbia

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600 Skyler Hynes	skyler@skylerhynes.com	4,399.47
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607 Stephanie Vanderbilt	svanderbilt@mycoastalwindows.com	1,619.17
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614 Susan Clark	sclark@carmelrealtycompany.com	2,568.89
615 Susan McKnight-Thompson	susan@susanthompson.realtor	7,500.00
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617 Susanita de Diego	susanita@cbcalgary.ca	3,448.75
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619 Suzanne White	suzanne@hearthandhavenrealestate.com	5,200.00
620 Take Action Realty Group	monte@takeactionrealtygroup.com	9,520.00
621 TaMia Hairston	soldbytamia@gmail.com	1,477.78
622 Tammy Gray	tammy@tammygray.ca	3,280.50
623 Tania Suman	tania.suman@century21.ca	5,932.22
624 Tara McCaulley & Heather Kuceba	taramccaulley@windermere.com	1,884.44
625 Tarynn Liv Parker	tarynn@tarynnlivparker.com	1,449.61
626 Taylor Morgado	info@taylormorgado.com	9,000.00
627 Team Central East Austin	ksokolic@gmail.com	5,000.00
628 Team Three 23 - Arizona Real Estate Team	jackitaitaz@gmail.com	967.78
629 Technology Advice LLC	invoices@technologyadvice.com	12,000.00
630 Teresa Peters	teresapeters@teresapetersoffice.com	8,000.00
631 Teresa Shipman	teresashipman@gmail.com	3,310.56
632 Terri Roston	terri@territoryhomes.net	2,278.06
633 Terry Cain	tntcaininc@gmail.com	1,023.00
634 Tessellation Real Estate	tess@tessellationre.com	6,565.00
635 The Good Real Estate Company	lorraine@goodrealestate.co	1,691.67
636 The Johnston-Dey Team	yvettejohnston08@gmail.com	2,958.33
637 The Larus Group - Tracey Fiedler & Preston Larus	preston@larusgroup.com	8,100.00
638 The Ross Team	sellwithedith@gmail.com	1,637.50
639 Theresa Barron	admin@takealookbrokers.com	7,100.00

Creditor Mailing List

In the Matter of the Bankruptcy of
Local Leader Inc.
of the City of West Kelowna, in the Province of British Columbia

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642 Thomas J. Nelson	tjnelsonrealtor@gmail.com	4,930.56
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644 Tiffany Giang	tiffany@ehsrealty.com	519.44
645 Tiffany Pool	tiffanypoolrealestate@gmail.com	6,000.00
646 TIMIA CAPITAL HOLDINGS LIMITED PARTNERSHIP	moniquem@timiacapital.com	679,000.00
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649 Trace Manning	tracemanning@gmail.com	6,000.00
650 Tracey Broadman	tracey@traceybroadman.com	6,560.00
651 Tracy Anderson	tracydanderson@kw.com	1,591.78
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656 Travis Worthington	trustingtravis@gmail.com	4,320.00
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658 Trudy Johnson	trudyj@mymts.net	980.00
659 Truy Tran	truytran13@gmail.com	157.78
660 Vahan Bedros	vahan@vahanbedros.com	1.00
661 Valencia Bowie	heyvalenciadanee@gmail.com	4,625.00
662 Valerie Beausoleil	vbeaus1231@gmail.com	1,506.67
663 Valerie Womble	Valerie@FirstCoastDreamHomes.com	8,500.00
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665 Vijya Patel	vijya@vijya.com	1,955.56
666 Vince Caropreso	vince@teamcaropreso.com	1,181.94
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671 Wendy Feliu	wendy@GrandStateProperties.com	6,800.00
672 Wendy Kelman	wendy@wendykelman.com	6,000.00
673 Wilder Perez	wilder@primoteam.net	2,027.78
674 Will Harmon Group	will@kw.com	6,086.11
675 William Jacobs	bill@williamjacobs.com	4,166.67
676 Yevhen Borunov		1.00
678 Yulree Tio	yulree@ochometeam.com	6,840.00
679 Zainab Gida	zainab@nationalpacificlending.com	4,319.44
680 Zaki Imtiaz	zaki@readylogic.co	670.00
681 Zohaab Ashraf	zohaab@readylogic.co	1.00

District of: British Columbia
Division No. 03 - Vancouver
Court No.
Estate No. 11-3037812

- FORM 31 -
Proof of Claim
(Sections 50.1, 81.5, 81.6, Subsections 65.2(4), 81.2(1), 81.3(8), 81.4(8), 102(2), 124(2), 128(1),
and Paragraphs 51(1)(e) and 66.14(b) of the Act)

In the Matter of the Bankruptcy of
Local Leader Inc.
of the City of West Kelowna, in the Province of British Columbia

All notices or correspondence regarding this claim must be forwarded to the following address:

In the matter of the bankruptcy of Local Leader Inc. of the City of West Kelowna in the Province of British Columbia and the claim of _____, creditor.

I, _____ (name of creditor or representative of the creditor), of the city of _____ in the province of _____, do hereby certify:

1. That I am a creditor of the above named debtor (or I am _____ (position/title) of _____, creditor).

2. That I have knowledge of all the circumstances connected with the claim referred to below.

3. That the debtor was, at the date of bankruptcy, namely the 31st day of January 2024, and still is, indebted to the creditor in the sum of \$ _____, as specified in the statement of account (or affidavit) attached and marked Schedule "A", after deducting any counterclaims to which the debtor is entitled. (The attached statement of account or affidavit must specify the vouchers or other evidence in support of the claim.)

4. (Check and complete appropriate category.)

A. UNSECURED CLAIM OF \$ _____

(other than as a customer contemplated by Section 262 of the Act)

That in respect of this debt, I do not hold any assets of the debtor as security and
(Check appropriate description.)

Regarding the amount of \$ _____, I claim a right to a priority under section 136 of the Act.

Regarding the amount of \$ _____, I do not claim a right to a priority.
(Set out on an attached sheet details to support priority claim.)

B. CLAIM OF LESSOR FOR DISCLAIMER OF A LEASE \$ _____

That I hereby make a claim under subsection 65.2(4) of the Act, particulars of which are as follows:
(Give full particulars of the claim, including the calculations upon which the claim is based.)

C. SECURED CLAIM OF \$ _____

That in respect of this debt, I hold assets of the debtor valued at \$ _____ as security, particulars of which are as follows:
(Give full particulars of the security, including the date on which the security was given and the value at which you assess the security, and attach a copy of the security documents.)

D. CLAIM BY FARMER, FISHERMAN OR AQUACULTURIST OF \$ _____

That I hereby make a claim under subsection 81.2(1) of the Act for the unpaid amount of \$ _____
(Attach a copy of sales agreement and delivery receipts.)

District of British Columbia
Division No. 03 - Vancouver
Court No.
Estate No. 11-3037812

FORM 31 --- Concluded
In the Matter of the Bankruptcy of
Local Leader Inc.
of the City of West Kelowna, in the Province of British Columbia

- E. CLAIM BY WAGE EARNER OF \$ _____
- That I hereby make a claim under subsection 81.3(8) of the Act in the amount of \$ _____,
- That I hereby make a claim under subsection 81.4(8) of the Act in the amount of \$ _____,
- F. CLAIM BY EMPLOYEE FOR UNPAID AMOUNT REGARDING PENSION PLAN OF \$ _____
- That I hereby make a claim under subsection 81.5 of the Act in the amount of \$ _____,
- That I hereby make a claim under subsection 81.6 of the Act in the amount of \$ _____,
- G. CLAIM AGAINST DIRECTOR \$ _____

(To be completed when a proposal provides for the compromise of claims against directors.)

That I hereby make a claim under subsection 50(13) of the Act, particulars of which are as follows:
(Give full particulars of the claim, including the calculations upon which the claim is based.)

- H. CLAIM OF A CUSTOMER OF A BANKRUPT SECURITIES FIRM \$ _____

That I hereby make a claim as a customer for net equity as contemplated by section 262 of the Act, particulars of which are as follows:
(Give full particulars of the claim, including the calculations upon which the claim is based.)

5. That, to the best of my knowledge, I _____ (am/am not) (or the above-named creditor _____ (is/is not)) related to the debtor within the meaning of section 4 of the Act, and _____ (have/has/have not/has not) dealt with the debtor in a non-arm's-length manner.

6. That the following are the payments that I have received from, and the credits that I have allowed to, and the transfers at undervalue within the meaning of subsection 2(1) of the Act that I have been privy to or a party to with the debtor within the three months (or, if the creditor and the debtor are related within the meaning of section 4 of the Act or were not dealing with each other at arm's length, within the 12 months) immediately before the date of the initial bankruptcy event within the meaning of Section 2 of the Act: (Provide details of payments, credits and transfers at undervalue.)

7. (Applicable only in the case of the bankruptcy of an individual.)

- Whenever the trustee reviews the financial situation of a bankrupt to redetermine whether or not the bankrupt is required to make payments under section 68 of the Act, I request to be informed, pursuant to paragraph 68(4) of the Act, of the new fixed amount or of the fact that there is no longer surplus income.
- I request that a copy of the report filed by the trustee regarding the bankrupt's application for discharge pursuant to subsection 170(1) of the Act be sent to the above address.

Dated at _____, this _____ day of _____.

Witness

Creditor

Phone Number: _____

Fax Number : _____

E-mail Address : _____

NOTE: If an affidavit is attached, it must have been made before a person qualified to take affidavits.

WARNINGS: A trustee may, pursuant to subsection 128(3) of the Act, redeem a security on payment to the secured creditor of the debt or the value of the security as assessed, in a proof of security, by the secured creditor.

Subsection 201(1) of the Act provides severe penalties for making any false claim, proof, declaration or statement of account.

District of: British Columbia
Division No. 03 - Vancouver
Court No.
Estate No. 11-3037812

- FORM 36 -
Proxy
(Subsection 102(2) and paragraphs 51(1)(e) and 66.15(3)(b) of the Act)

In the Matter of the Bankruptcy of
Local Leader Inc.
of the City of West Kelowna, in the Province of British Columbia

I, _____, of _____, a creditor in the above matter, hereby
appoint _____, of _____, to be
my proxyholder in the above matter, except as to the receipt of dividends, _____ (with or without)
power to appoint another proxyholder in his or her place.

Dated at _____, this _____ day of _____, _____.

Witness

Individual Creditor

Witness

Name of Corporate Creditor

Per _____
Name and Title of Signing Officer

Return To:

MNP Ltd. - Licensed Insolvency Trustee

1630 - 609 Granville Street, PO Box 10203 LCD Pacific Centre
Vancouver BC V7Y 1E7
Fax: (604) 689-8584
E-mail: localleader@mnp.ca

CHECKLIST FOR COMPLETING A PROOF OF CLAIM FORM

This checklist is provided to assist you in preparing a complete and accurate Proof of Claim form and, where required, a Proxy. A creditor who does not prove their claim is not entitled to vote or share in any distribution. Please check each requirement.

GENERAL

- The form must be signed by the person completing the Proof of Claim and that person must be an authorized signatory.
- The signature of a witness is required.
- Give the complete address, including postal code, where any notice or correspondence is to be forwarded.
- The amount on the Statement of Account must correspond with the amount indicated on the Proof of Claim.

PARAGRAPH 1

- The creditor must state the full and complete legal name of the company or firm.
- If the individual completing the Proof of Claim is not the creditor himself, he must state his position or title.

PARAGRAPH 3

- A Schedule A or Statement of Account must be attached.
- The Schedule A or Statement of Account must be complete and detailed, showing the date, number and amount of all invoices or charges, together with the date, number and amount of all creditors or payments. A Statement of Account is not complete if it begins with an amount brought forward.
- If the claim is for a guarantee of a debt, a copy of the guarantee must be attached.

PARAGRAPH 4

- An unsecured creditor must strike out sub-paragraphs B, C, D and E.
- A secured creditor must attach proof of registration of the security, including the date on which the security was given and the value at which you assess the security.
- A claim by a farmer, fisherman or aqua culturist must attach a copy of the sales agreement and delivery documents.
- Details of Section 136 are listed below.

PARAGRAPH 5

- All claimants must indicate if they are or are not related to the debtor, as defined in Section 4 of the Bankruptcy and Insolvency Act.

PARAGRAPH 6

- All claimants must attach a detailed list of all payments or credits received or granted as follows:
 - Within the three (3) months preceding the bankruptcy/proposal, in the case where the claimant and debtor are not related;
 - Within the twelve (12) months preceding the bankruptcy/proposal, in the case where the claimant and debtor are related.

PROXY

The *Bankruptcy and Insolvency Act* permits a Proof of Claim to be made by a duly authorized agent of a creditor, however, this does not give such a person power to vote at the First Meeting of Creditors or to act as the proxy of the creditors unless the proxy form is completed by the creditor appointing the authorized agent as proxy.

- A creditor may vote either in person or by proxy.
- The Trustee may be appointed as a proxy for any creditor.
- A Corporation may vote by an authorized agent at a meeting of creditors.
- Debtors may not be appointed a proxy to vote at any meeting of their creditors.
- In order for a duly authorized person to have a right to vote, they must be a creditor themselves or be the holder of a property executed proxy, showing the name of the creditor.

SECTION 136 (Condensed Priority of Claims)

Subject to the rights of secured creditors, the proceeds realized from the property of a bankrupt shall be applied in priority of payment as follows:

- The cost of administration of the estate in the following order:
 - Expenses and fees of the trustee
 - Legal costs
- Wages, salaries, commissions or compensation for services rendered in the six months immediately preceding the date of bankruptcy, to a maximum of \$2,000 per person together with, in the case of a travelling salesman, disbursements incurred by the salesman during this same period to a maximum of \$1,000;
- Alimony, support or maintenance for a spouse or child for periodic amounts accrued in the year before the date of bankruptcy plus any lump sum amount;
- Municipal taxes assessed or levied within the two years immediately preceding the bankruptcy which do not constitute a lien or charge on real property of the bankrupt but this claim is restricted to the interest in the property held by the bankrupt;
- Landlord for rent arrears in the three months immediately preceding the date of bankruptcy and accelerated rent for three months following the bankruptcy if provided for in the lease but this claim is restricted to the realization from the property and any accelerated rent paid by the Trustee must be credited against the amount payable by the Trustee for occupation rent;
- A solicitor's bill of costs, including sheriff's and land registration fees, for the first creditor to attach or execute against the property of the bankrupt but this claim is restricted to the amount realized from the applicable property;
- Claims resulting from injuries to employees of the bankrupt in which the *Workers' Compensation Act* does not apply but this claim is restricted to the amount of moneys received from persons guaranteeing the bankrupt against damages for those claims.

A creditor whose rights are restricted by this section are entitled to rank as an unsecured creditor for any balance remaining on their claim.