

COURT FILE NUMBER **Q.B.G. 1694 of 2020**

**COURT OF QUEEN'S BENCH FOR SASKATCHEWAN
IN BANKRUPTCY AND INSOLVENCY**

JUDICIAL CENTRE **REGINA**

APPLICANTS **INDUSTRIAL PROPERTIES REGINA LIMITED AND
101297277 SASKATCHEWAN LTD.**

RESPONDENT **COPPER SANDS LAND CORP.**

IN THE MATTER OF THE RECEIVERSHIP OF COPPER SANDS LAND CORP.

ORDER (Judgment dated February 8, 2022)

Before the Honourable Mr. Justice B.J. Scherman in Chambers on the 8th day of February, 2022.

Upon the application of counsel on behalf of MNP Ltd. (the "Receiver"), the Receiver of the assets, properties and undertakings of Copper Sands Land Corp. (the "Debtor"), and on hearing from counsel on behalf of the Receiver, and on reading the Notice of Application dated December 7, 2021, filed; and upon the application of counsel on behalf of Old Kent Road Financial Inc. ("OKR"), and on hearing from counsel on behalf of OKR, and on reading the Notice of Application dated December 9, 2021, filed; and on reading all materials filed on behalf of the Receiver, OKR and 101297277 Saskatchewan Ltd., and the pleadings and proceedings herein;

The Court Orders that:

1. All of OKR's applications to amend the Receivership Order granted in these proceedings on October 27, 2020 by the Honourable Mr. Justice N. G. Gabrielson (the "Receivership Order") are dismissed.
2. The Receiver has the right and authority to disclaim the Revised Servicing Agreement (the "Servicing Agreement") on a future date when it has put in place suitable alternative arrangements to provide water and wastewater services for the Copper Sands Mobile Home Park (the "Park").
3. The Receiver may continue to control the water and wastewater facilities located on LSD 4-25-17-18 W2 for the purpose of providing such services to the Park until such time as it disclaims the Servicing Agreement.
4. Subject to paragraph 6 below, the Receiver shall pay to OKR, pursuant to MDI's assignment to it, the sum of \$18,380.66, for the period from December 1, 2020 to November 19, 2021 and thereafter the sum of \$1,580 per month until the date on which the Receiver disclaims the Servicing Agreement.
5. The obligation of the Receiver to make the payment of \$18,380.66 due as of November 19, 2021 and any sums due beyond that date shall be stayed pending a decision being made in respect of any application the Receiver may make in an application to determine a right of set-off in respect of such indebtedness. Any such application on the part of the Receiver shall be served and filed within 60 days of this Order being granted on February 8, 2022, failing which the stay shall cease to operate and the indebtedness as set forth above shall be paid forthwith.

6. OKR shall forthwith pay the Receiver costs in the amount of \$3,500.00.
7. Service of this Order on any party not attending at the hearing of the Application is hereby dispensed with. Parties attending at the hearing of the Application shall be served in accordance with the Electronic Case Information and Service Protocol adopted in the Receivership Order.

ISSUED at the City of Regina, in the Province of Saskatchewan, this 26 day of April, 2022.


DEPUTY LOCAL REGISTRAR

This document was delivered by:

CONTACT INFORMATION AND ADDRESS FOR SERVICE FOR MNP LTD., AS RECEIVER OF THE ASSETS, PROPERTIES AND UNDERTAKINGS OF COPPER SANDS LAND CORP.:

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