

Clerk's stamp:

COURT FILE NUMBER

2303-12261

COURT

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

EDMONTON

PLAINTIFF

KV CAPITAL INC.

DEFENDANTS

JASPER SUMMERLEA SHOPPING CENTER LTD. and JUDY CHEN

DOCUMENT

**SEVENTH REPORT TO THE COURT OF
MNP LTD. IN ITS CAPACITY AS RECEIVER
AND MANAGER OF JASPER SUMMERLEA
SHOPPING CENTER LTD.**

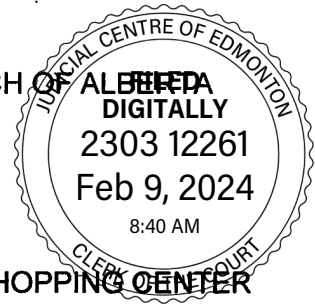
ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS DOCUMENT

Receiver:

MNP Ltd.
Suite 1300, MNP Tower
10235 – 101 Street NW
Edmonton, AB, Canada T5J 3G1
Attention: Kristin Gray
Phone: 780.705.0073 Fax: 780.409.5415
kristin.gray@mnp.ca

Counsel:

Parlee McLaws LLP
1700 Enbridge Centre
10175 – 101 Street
Edmonton, AB, Canada T5J 0H3
Attention: Steven A. Rohatyn
Phone: 780.423.8177 Fax: 780.423.2870
srohatyn@parlee.com



**IN THE MATTER OF THE RECEIVERSHIP OF
JASPER SUMMERLEA SHOPPING CENTER LTD.**

TABLE OF CONTENTS

PURPOSE OF REPORT2

THE BMO DRAFT2

Appendices

- A. A copy of the Money Mart Norwich Order – January 31, 2024
- B. Copies of the First Disclosure Documents
- C. A copy of the Second Disclosure Document

PURPOSE OF REPORT

1. This is the Receiver's seventh report to the Court regarding the administration of the estate of the Company (the "**Seventh Report**"). This Seventh Report should be read in conjunction with the Receiver's First report to Court dated January 12, 2024, the Receiver's Second report to Court dated January 16, 2024, the Receiver's Third report to Court dated January 17, 2024, the Receiver's Fourth report to Court dated January 18, 2024, the Receiver's Fifth report to Court dated January 23, 2024, and the Receiver's Sixth Report to Court dated January 29, 2024 (the "**Sixth Report**").
2. The purpose of this Seventh Report is to update this Honourable Court with respect to the Receiver's ongoing efforts to trace funds resulting from the negotiation of a refund cheque issued to the Company by the Canada Revenue Agency (the "**CRA**") dated August 23, 2023.

THE BMO DRAFT

3. On January 31, 2024, the Receiver obtained an Order (the "**Money Mart Norwich Order**") requiring National Money Mart Company ("**Money Mart**") to disclose all records made and maintained connected to the negotiation of the \$372,000 BMO Draft as discussed in the Sixth Report. A copy of the Money Mart Norwich Order is attached as **Appendix "A"**.
4. On February 5, 2024, Money Mart provided certain records (the "**First Disclosure Documents**") related to the BMO draft which included a copy of the BMO Draft, a copy of the BMO Draft receipt from BMO, and a copy of Kin Min Lee's ("**Lee**") driver's license. Copies of the First Disclosure Documents are attached as **Appendix "B"**.
5. On February 6, 2024, Money Mart provided additional records (the "**Second Disclosure Document**") confirming the BMO Draft was negotiated on January 18, 2024. Funds were held by Money Mart and then disbursed to Lee on January 25, 2024. A copy of the Second Disclosure Document is attached as **Appendix "C"**.
6. The Second Disclosure Document indicates that Lee represented to Money Mart in the course of the transaction that he was moving to China and was withdrawing his funds to purchase a home there.


7. The Receiver understands that Money Mart disbursed funds in the amount of \$353,432.50 to Lee in cash on January 25, 2024 (the "**Money Mart Funds**").

All of which is respectfully submitted this 8th day of February 2024.

MNP Ltd.

Receiver of all current and future assets, undertakings, and properties of every nature and kind whatsoever of Jasper Summerlea Shopping Center Ltd.

Per:



Kristin Gray, CPA, CA, CIRP, LIT

Appendix A

A copy of the Money Mart Norwich Order – January 31, 2024

CERTIFIED

E. Wheaton

by the Court Clerk as a true copy of the document digitally filed on Jan 31, 2024

COURT FILE NUMBER: 2403 00813

COURT: COURT OF KING'S BENCH OF ALBERTA

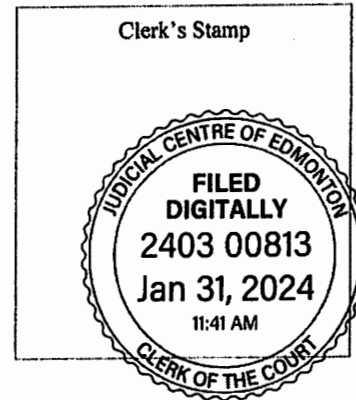
JUDICIAL CENTRE: EDMONTON

PLAINTIFF: JASPER SUMMERLEA SHOPPING CENTER LTD., by its Court-appointed Receiver and Manager, MNP LTD.

DEFENDANTS: JUDY PING CHEN, also known as JUDY CHEN, KIN MIN LEE, JOHN DOE, JANE DOE, ABC CORPORATION, BANK OF MONTREAL and ROYAL BANK OF CANADA

DOCUMENT: **ORDER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT: **PARLEE McLAWS LLP**
1700 Enbridge Centre
10175 - 101 Street NW
Edmonton, Alberta T5J 0H3
Attention: Steven A. Rohatyn
Phone: 780-423-8177
Fax: 780-423-2870
File No.: 839-64/SRO



DATE ON WHICH ORDER WAS PRONOUNCED: *January 31, 2024*
LOCATION WHERE ORDER WAS PRONOUNCED: *Edmonton, Alberta*
NAME OF JUSTICE WHO MADE THIS ORDER: *Sulyma*

UPON THE APPLICATION of the Plaintiff, made on a without notice basis; AND UPON hearing read the First, Second, Fifth, and Sixth Reports (the "Sixth Report", but collectively, the "Reports") to the Court filed or to be filed by MNP Ltd. in Court File No. 2303 12261;

IT IS HEREBY ORDERED THAT:

1. National Money Mart Company ("Money Mart") shall, as soon as practicable, disclose to counsel for the Plaintiff all records made and maintained by it in connection with the negotiation of the BMO Draft, as defined in the Sixth Report.

2. The use of any information disclosed under this Order for any purpose other than to facilitate the relief sought by the Plaintiff in this Action is prohibited.
3. Pursuant to Rule 6.11(1)(f), the Plaintiff is hereby authorized to rely upon the Reports in support of its Application for this Order.
4. Costs of this Application shall be in the cause, provided however that no costs of this Application shall be payable by or recoverable from Money Mart.

J.C.K./B.A.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right, is written over a horizontal line. The signature is positioned to the right of the typed name 'J.C.K./B.A.'.

Appendix B

Copies of the First Disclosure Documents



National Money Mart Inc.

Central Authorization Cover Page:

Page 1 of 1

To: Central Authorization From: 14

Fax: StorePhone: (780) 444-2028

Store Fax: (780) 801-1436

CSR Name: GYEONG -AE JANG

Customer Name: LEE KIN MIN Date: 1/18/2024 12:50 PM

130691

BMO Bank of Montreal - Banque de Montréal

CANADIAN \$ DRAFT / TRAITE EN DOLLARS CANADIENS

LYNNWOOD
 8916-149TH STREET
 EDMONTON, ALBERTA, CANADA T5R 1B8

130691
 DATE JAN 16 2024



Pay to the order of KIN MIN LEE
 Payez à l'ordre de

\$ 372,000.00

*****CAD372,000.00

for Bank of Montreal/
pour la Banque de Montréal

KIN MIN LEE

Purchaser's name / Nom de l'acheteur
 9424 102A AVE NW
 EDMONTON, AB T5H4L7


Purchaser's address / Adresse de l'acheteur

 Signing Officer / Signataire


⑆06952⑆00⑆ 253902⑆3069⑆⑆⑆ 90

Endorsement - Signature or Stamp
Endossement - Signature ou timbre



BACK / ENDOS


Alberta DRIVER'S LICENCE 

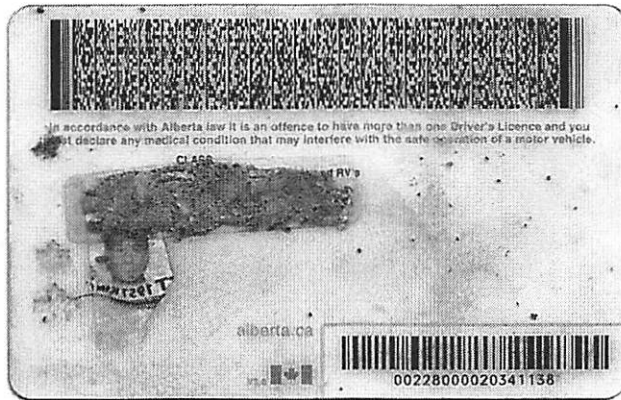
No **98026-453** Class **5**
Cond/Ent None
Exp **13 OCT 2024**
LEE, Kin, Min
11026 126 St NW
Edmonton AB T5M 0W6



DOB **13 OCT 1957**
Sex **M** Eyes **Bro** Hair **Blk**
Ht **157 cm** Wt **63 kg**
Iss **21 OCT 2019**



0034-54568 





National Money Mart Inc.

Central Authorization Cover Page:

Page 1 of 1

To: Central Authorization

From: 14

Fax:

StorePhone: (780) 444-2028

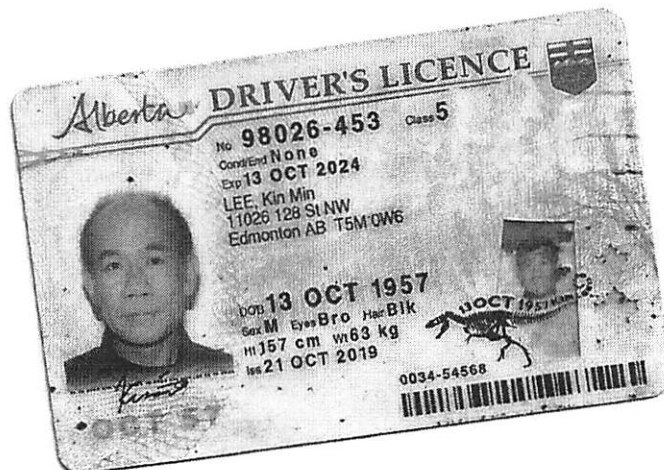
Store Fax: (780) 801-1436

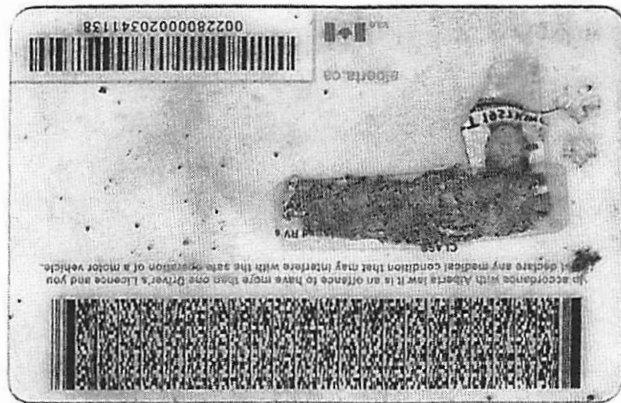
CSR Name: GYEONG -AE JANG

Customer Name: LEE KIN MIN

Date: 1/18/2024 12:50 PM

130691





00228000020341158

ALBERTA

Alberta, CA

ALBERTA

[Redacted area]

CLASS

In accordance with Alberta law it is an offence to have more than one Driver's Licence and you

must declare any medical condition that may interfere with the safe operation of a motor vehicle.

[Large block of text, possibly a signature or official statement]

BMO  **Bank of Montreal · Banque de Montréal**

CANADIAN \$ DRAFT / TRAITE EN DOLLARS CANADIENS

**LYNNWOOD
8916-149TH STREET
EDMONTON, ALBERTA, CANADA T5R 1B8**

130691

DATE **JAN 16 2024**

CTI

Pay to the order of **KIN MIN LEE**
Payez à l'ordre de

\$ 372,000.00

*****CAD372,000.00

for Bank of Montreal/
pour la Banque de Montréal

KIN MIN LEE

Purchaser's name / Nom de l'acheteur
**9424 102A AVE NW
EDMONTON, AB T5H4L7**

Purchaser's address / Adresse de l'acheteur

021306911

Prod. 104815 - Form 651 BL (06/20)

2 - Purchaser's Receipt / Reçu de l'acheteur



National Money Mart Inc.

Central Authorization Cover Page:

To: Central Authorization Page 1 of 1

Fax: From: 14

StorePhone: (780) 444-2028

Store Fax: (780) 801-1436

Customer Name: LEE KIN MIN CSR Name: GYEONG -AE JANG

130691 Date: 1/18/2024 12:50 PM

Transaction Record Customer Copy

January 16, 2024 5:03:30 PM
Branch Transit: 2539
Operator: 024
Business Date: January 16, 2024
Card Number: xxxx xxxx xxxx 1847
Authentication: Chip/PIN

Canadian Draft
Serial Number: 021306911
Source of Funds: 0514 7507-319 (Chq)
Amount: \$372,000.00
New Balance: \$66.28

Thank you for banking with Bank of Montreal

Appendix C

A copy of the Second Disclosure Document

Customer or Business Name
KIN MIN LEE

Snip Cheque image here:

BMO Bank of Montreal • Banque de Montréal CANADIAN'S DRAFT / TRAITE EN DOLLARS CANADIENS

LYNNWOOD 130691 DATE JAN 16 2024
8916-149TH STREET
EDMONTON, ALBERTA, CANADA T5R 1B8

[CTI]

Pay to the order of / Payez à l'ordre de **KIN MIN LEE** \$ **372,000.00**

for Bank of Montreal / pour la Banque de Montréal

KIN MIN LEE
Purchaser's name / Nom du client
9424 102A AVE NW
EDMONTON, AB T5H4L7
Purchaser's address / Adresse du facturé

[Signature]
Signing Officer / Signataire

⑆06952⑆00⑆ 253902⑆3069⑆⑆⑆ 90

Snip Customer history here:

central authorization fraud check systems
@LIVELINK

KIN MIN LEE (0) [Registered: 1/18/2024 12:40:00 PM @ Store #14]

- Check Cashing History
No check cashing activity
- POS Journal Activity Summary
- CheckMate Returned Debt Summary
No returned items

This printed document contains information about our customers. It must be kept confidential and secure, and must be shredded (or placed in a Shred document)

1/18/2024 15:07

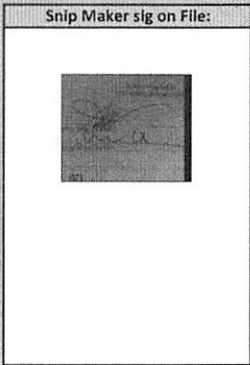
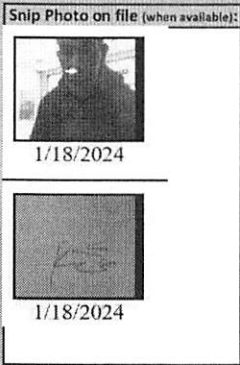
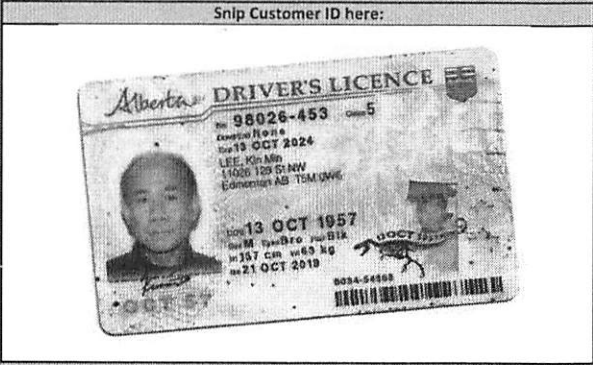
HW Another Customer

POS

POS

COLLECTIONS

document



Why did the customer get this check?

Customer is moving to China and withdrawing his money to purchase a house there. Customer provided stub and receipt for the draft. Customer is not receiving any funds today. Holding full amount until 01/25/2024.

central authorization fraud check systems
@LIVELINK

2/5 2024 07:38

KIN MIN LEE(0)

ID	Period	Store	Status	Flag	Description	Amount (\$)	Show CSR	Return to Customer Code	Percent Fee
1	01-25-24	14	A	HOLD	Hold Back - Release Funds	353,432.20		0.00	0.00
2	01-25-24	14	A	*CD	Pay to Customer	353,432.20		0.00	0.00
3	01-18-24	14	A	OT	KIN MIN LEE BMO	372,000.00		-3.59	-18.562.80
4	01-18-24	14	A	HOLD	Hold Back - Hold Funds	-353,432.21		0.00	0.00
5	01-18-24	14	A	*CD	Pay to Customer	1.00		0.00	0.00

This printed document contains information about our customers. It must be kept confidential and secure, and must be shredded (or placed in a ShredBin) when you are finished with the document.

Snip Additional Documents here (when available):

BMO Bank of Montreal - Banque de Montréal CASADON'S DRAFT / DRAFT EN DOLLARS CANADIENS

LYNNWOOD
8916-149TH STREET
EDMONTON, ALBERTA, CANADA T5R 1B6

130691 DATE JAN 16 2024

Pay to the order of
Payez à l'ordre de

KIN MIN LEE

\$ 372,000.00

*****CAD372,000.00

for Bank of Montreal
pour la Banque de Montréal

KIN MIN LEE
6424 102A AVE NW
EDMONTON, AB T5H4L7

021306911

Transaction Record
Customer Copy

5:03:30 PM

January 16, 2024
Branch Transit: 2539
Operator: 024
Business Date: January 16, 2024
Card Number: XXXX XXXX XXXX 1847
Authentication: CHN/PIN

Canadian Draft 021306911
Serial Number: 0514 7507-319 (Chn)
Source of Funds: \$372,000.00
Amount: \$66.28
New Balance:

Thank you for banking with
Bank of Montreal