

COURT FILE NUMBER ~~QB _____~~ of 20*KBG-SA-00204-2023

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

JUDICIAL CENTRE *SASKATOON

IN THE MATTER OF THE RECEIVERSHIP OF ~~THE DEBTOR~~ LIGHTHOUSE SUPPORTED LIVING
INC.

~~SASKATCHEWAN TEMPLATE~~
~~SALE APPROVAL AND VESTING ORDER~~

~~EFFECTIVE AS OF JUNE 5, 2019~~
~~(320 Winnipeg Avenue South, Saskatoon, Saskatchewan)~~

Before the Honourable *Madam Justice A.R. Rothery in chambers the _____ of _____,
20__21st day of February, 2024.

On the application of ~~[Receiver's Name]~~ MNP Ltd. in its capacity as the Court-appointed ~~[receiver/receiver and manager]~~ (the "Receiver") of the assets, undertakings and properties of ~~[Debtor]~~ The Lighthouse Supported Living Inc. (the "Debtor") pursuant to the Order of this Court made ~~*April 13, 2023~~ (the "Receivership Order"); and upon hearing from counsel for ~~*the Receiver, Paul Olfert;~~ and upon reading the Notice of Application dated ~~*February 15, 2024,~~ the Fifth Report of the Receiver ~~(dated February 14, 2024 (the "Fifth Report"), the Confidential Supplement to the Fifth Report of the Receiver dated February 14, 2024 (the "Confidential Supplement"; together with the Fifth Report, the "Receiver's Report"), and a proposed Draft Order, all filed and the pleadings and proceedings having taken herein:~~

The Court Orders:

SERVICE

1. Service of the Notice of Application on behalf of the Receiver and the materials filed in support thereof (collectively, the "**Application Materials**") shall be and is hereby deemed to be good and valid and, further, shall be and is hereby abridged, such that service of such Application Materials is deemed to be timely and sufficient.⁴

APPROVAL OF TRANSACTION

2. The sale transaction (the "**Transaction**") contemplated by an agreement of purchase and sale (the "**Sale Agreement**") between the Receiver and ~~[Name of Purchaser]~~ Shane Buhler (the "**Purchaser**") dated ~~[Date]~~ January 25, 2024 and appended to the Receiver's ~~Report of the Receiver dated [Date] (the "Report"),~~ for the sale to the Purchaser (or ~~its~~ his nominee)² of the Debtor's right, title and interest in and to the assets described in the Sale Agreement (the "**Purchased Assets**") is

~~⁴ Paragraph 35 of the Saskatchewan Template Receivership Order provides that further applications may be made upon three days notice. In a case where no such provision has been previously approved in the proceedings, the applicant should consider whether an Order abridging the time for service is necessary in accordance with *Sigfusson Northern Ltd. v Signal Energy LLC*, 2016 SKQB 46, 88 CPC (7th) 416.~~

~~² There may be issues arising with the transfer of assets to either the Purchaser or nominee, for example competition or anti-trust law, or the land ownership provisions of *The Saskatchewan Farm Security Act*.~~

declared to be commercially reasonable and in the best interests of the Debtor and its creditors and other stakeholders³ and is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary.

3. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable (including any steps necessary or desirable to satisfy and/or comply with any applicable laws, regulations or orders of any courts, tribunals, regulatory bodies or administrative bodies in any jurisdiction in which the Purchased Assets may be located) for the completion of the Transaction or for the conveyance of the Purchased Assets to the Purchaser (or ~~its~~his nominee), subject to such amendments as the Receiver and the Purchaser may agree upon, provided that any such amendments do not materially affect the Purchase Price.

VESTING OF PROPERTY

4. Upon the Receiver determining that the Proposed Sale has closed to its satisfaction and on terms substantially as approved by this Honourable Court pursuant to this Order, the Receiver shall deliver to the Purchaser (or ~~its~~his nominee) a Receiver's certificate substantially in the form set out in **Schedule "A"** hereto (the "**Receiver's Certificate**").
5. The Receiver may rely on written notices from the Purchaser regarding fulfillment or, if applicable, waiver of conditions to closing of the Proposed Sale under the Sale Agreement and shall have no liability with respect to the delivery of the Receiver's Certificate.
6. Upon delivery of the Receiver's Certificate all of the Debtor's right, title and interest in and to the Purchased Assets described in the Sale Agreement and listed on **Schedule "B"** hereto shall, save and except for the encumbrances listed in **Schedule "C"** hereto (the "**Permitted Encumbrances**"), vest absolutely in the name of the Purchaser (or ~~its~~his nominee), free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, interests, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, judgments, enforcement charges, levies, charges, or other financial or monetary claims (collectively, "**Encumbrances**") and all rights of others, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**")⁴ including, without limiting the generality of the foregoing:
 - (a) any encumbrances or charges created by the Receivership Order;
 - (b) all charges, security interests or claims evidenced by registrations pursuant to *The Personal Property Security Act, 1993* SS 1993, c P-6.2, or any other personal property registry system; and
 - (c) those Encumbrances listed in **Schedule "D"** hereto;

and, for greater certainty, this Court orders that all of the Encumbrances (save and except for the Permitted Encumbrances) affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

~~³The wording respecting reasonableness of the transaction, and it being in the best interests of the Debtor and the stakeholders may be required where the order is to be relied upon in the USA. Evidence to support this conclusion should be included in the application materials.~~

~~⁴The "Claims" referenced here may, in some cases, include ownership claims, where ownership is disputed and the dispute is brought to the attention of the Court. Such ownership claims would, in that case, still continue as against the net proceeds from the sale of the claimed asset. Similarly, other rights, titles or interests could also be vested out, if the Court is advised what rights are being affected, and the appropriate persons are served.~~

7. Upon delivery of the Receiver's Certificate to the Purchaser, the Receiver shall be and is hereby authorized to effect such discharges or revisions in the Saskatchewan Personal Property Registry as may be reasonably required to conclude the Transaction.
8. Pursuant to section 109 of *The Land Titles Act, 2000*, SS 2000, c L-5.1 and section 12 of *The Queen's/King's Bench Act, 1998*, SS ~~1998~~2023, c ~~Q-1.04~~28, the Saskatchewan Registrar of Titles shall be and is hereby directed:

(a) to accept an application (the "**Land Titles Application**") to surrender the existing title to the real property legally described as:

(i) Surface Parcel #119947731, Lot 8-Blk/Par 51-Plan G198 Ext 0; and

(ii) Surface Parcel #119947720, Lot 9-Blk/Par 51-Plan G198 Ext 0

(collectively, the "**Real Property**")

and to set up a new title to such Real Property in the name of the Purchaser (or ~~its~~his nominee) as owner free and clear of any and all Encumbrances, save and except for the Permitted Encumbrances as set out in Schedule "C"; and

(b) for greater certainty, to discharge all interests described in Schedule "D" hereto.⁵

9. Any and all registration charges and fees payable in regard to the Land Titles Application shall be to the account of the Purchaser.⁶

9A. For greater certainty, the Receiver shall be and is hereby authorized to pay all municipal taxes due and owing for the Real Property as set out on the property tax roll(s) or to permit such amounts of municipal taxes due and owing for the Real Property to be paid by way of adjustment to the Purchase Price.

10. For the purposes of determining the nature and priority of the Encumbrances:

⁵~~Consideration must be given as to whether it is appropriate, at law, for the Order to require that any particular interest be vested off title.~~

~~For instance, property tax liens require special consideration as a result of section 12 of *The Tax Enforcement Act*, RSS 1978, c T-2 ("**TEA**"). In most cases, property tax liens will be listed as a Permitted Encumbrance and paid from the net sale proceeds. If an applicant seeks to have a property tax lien included in Schedule "D" for discharge, consider (a) whether that discharge needs to take a form of a direction to the municipal "treasurer" rather than to the Registrar of Titles; or (b) in national receiverships pursuant to section 243 of the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3, whether the Court has the jurisdiction to order the discharge notwithstanding section 12 of the TEA, by invoking the doctrine of federal paramountcy.~~

~~As another example, it will generally not be appropriate for a Sale Approval and Vesting Order to vest off interests which are registered subsequent to the granting of the Order. If there is a concern regarding registrations subsequent to the Order in a particular case, the procedure for having the Court deal with such interests will need to be considered.~~

⁶~~This is only required where land is to be transferred, and is not intended to bind the Registrar of Titles. (That is, practically speaking, the party submitting the transfer packet to the Registrar will be responsible to ensure that any applicable transfer fee is paid.)~~

- (a) the net proceeds⁷ from the sale of the Purchased Assets (the "**Net Sale Proceeds**") shall stand in the place and stead of the Purchased Assets; and
 - (b) from and after the delivery of the Receiver's Certificate to the Purchaser, all Encumbrances and all rights of others shall attach to the Net Sale Proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale,⁸ as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to closing of the Transaction.
11. The Purchaser (and ~~its~~ nominee, if any) shall, by virtue of the completion of the Transaction, have no liability of any kind whatsoever in respect of any Claims against the Debtor.
12. The Debtor and all persons who claim by, through or under the Debtor in respect of the Purchased Assets, save and except for the persons entitled to the benefit of the Permitted Encumbrances, shall stand absolutely barred and foreclosed from all estate, right, title, interest, royalty, rental and equity of redemption of the Purchased Assets and, to the extent that any such person remains in possession or control of any of the Purchased Assets, they shall forthwith deliver possession thereof to the Purchaser (or ~~its~~ nominee).
13. The Purchaser (or ~~its~~ nominee) shall be entitled to enter into and upon, hold and enjoy the Purchased Assets for ~~its~~ own use and benefit without any interference of or by the Debtor, or any person claiming by or through or against the Debtor.
14. Immediately after the closing of the Transaction, the holders of the Permitted Encumbrances shall have no claim whatsoever against the Receiver or the Debtor.
15. Forthwith after the delivery of the Receiver's Certificate to the Purchaser (or ~~its~~ nominee), the Receiver shall file a copy of the Receiver's Certificate with the Court, and shall serve a copy of the Receiver's Certificate on the recipients listed in the Service List maintained with respect to these proceedings.
16. Pursuant to clause 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, SC 2000, c 5, the Debtor and the Receiver are hereby authorized and permitted to disclose and transfer to the Purchaser all human resources and payroll information in the Debtor's records pertaining to the Debtor's past and current employees. The Purchaser shall maintain and protect the privacy of such information and shall be entitled to use the personal information provided to it in a manner which is in all material respects identical to the prior use of such information by the Debtor.
17. Notwithstanding:
 - a) the pendency of these proceedings;
 - b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Debtor and any bankruptcy order issued pursuant to such applications;

~~⁷ It may be desirable for the Receiver's Report to identify disposition and other costs to be deducted from the sale price to arrive at the Net Sale Proceeds.~~

~~⁸ This provision crystallizes the date as of which the Claims will be determined. If a sale occurs early in the insolvency process, or potentially secured claimants may not have had the time or the ability to register or perfect proper claims prior to the sale, this provision may not be appropriate, and should be amended to remove this crystallization provision.~~

- c) any assignment in bankruptcy made in respect of the Debtor; and
- d) the provisions of any federal statute, provincial statute or any other law or rule of equity,

the vesting of any of the Purchased Assets in the Purchaser (or ~~its~~ nominee) pursuant to this Order and the obligations of the Debtor under the Sale Agreement, shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a settlement, fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3 or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

- 18. The Transaction is exempt from any requirement under any applicable federal or provincial law to obtain shareholder approval and is exempt from the application of any bulk sales legislation in any Canadian province or territory.

MISCELLANEOUS MATTERS

- 19. The Receiver, the Purchaser (or ~~its~~ nominee) and any other interested party, shall be at liberty to apply for further advice, assistance and directions as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties in closing the Transaction, including, without limitation, an application to the Court to deal with interests which are registered against title to the Real Property after the time of the granting of this Order.
- 20. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders as to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.
- 21. Service of this Order on any party not attending this application is hereby dispensed with. Parties attending this application shall be served in accordance with the Electronic Case Information and Service Protocol adopted in the Receivership Order.⁹

DISTRIBUTION OF NET SALE PROCEEDS

- 22. The Receiver shall be and is hereby authorized to make the following distributions from the Net Sale Proceeds once the same are received by the receivership estate, namely:

- (c) first, to Affinity Credit Union 2013, all amounts owed by the Debtor to Affinity Credit Union 2013 and secured by the mortgage discharged pursuant hereto, in the approximate amount of \$78,000.00; and

~~⁹ If the Electronic Case Information and Service Protocol has not already been adopted in these proceedings, service must occur in the ordinary course pursuant to *The Queen's Bench Rules*, unless the Court is satisfied that an alternate order respecting service is appropriate.~~

- (d) second, to Saskatchewan Housing Corporation, the sum of \$110,000.00 in partial satisfaction of the amounts owing by the Debtor to Saskatchewan Housing Corporation and secured by the mortgaged discharged pursuant hereto.

ISSUED at Saskatoon, Saskatchewan, this _____ day of ~~_____~~ 20 February, 2024.

(Deputy) Local Registrar

CONTACT INFORMATION AND ADDRESS FOR SERVICE:

<u>Name of firm:</u>	<u>MLT Aikins LLP</u>
<u>Lawyer in charge of file:</u>	<u>Jeffrey M. Lee, K.C. and Paul Olfert</u>
<u>Address of firm:</u>	<u>1201 – 409 3rd Ave S, Saskatoon, SK S7K 5R5</u>
<u>Telephone number:</u>	<u>306.975.7136</u>
<u>Fax number:</u>	<u>306.975.7145</u>
<u>Email address:</u>	<u>jmlee@mltaikins.com / polfert@mltaikins.com</u>

CONTACT INFORMATION AND ADDRESS FOR SERVICE

SCHEDULE "A"
FORM OF RECEIVER'S CERTIFICATE

COURT FILE NUMBER ~~QB _____~~ of 20*KBG-SA-00204-2023

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

JUDICIAL CENTRE *SASKATOON

IN THE MATTER OF THE RECEIVERSHIP OF ~~{THE DEBTOR}~~LIGHTHOUSE SUPPORTED LIVING INC.

RECEIVER'S CERTIFICATE

RECITALS

- A. Pursuant to an Order of the Honourable *Madam Justice A.R. Rothery of the Court of Queen's Bench of Saskatchewan (the "**Court**") dated ~~{Date of Order}~~, ~~{Name of Receiver}~~April 13, 2023, MNP Ltd. was appointed as the receiver (the "**Receiver**") of the assets, undertakings and property of ~~{Debtor}~~The Lighthouse Supported Living Inc. (the "**Debtor**").
- B. Pursuant to an Order of the Court dated ~~{Date}~~February 21, 2024, the Court approved the agreement of purchase and sale made as of ~~{Date of Agreement}~~January 25, 2024 (the "**Sale Agreement**") between the Receiver and ~~{Name of Purchaser}~~Shane Buhler (the "**Purchaser**") and provided for the vesting in the Purchaser of the Debtor's right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in section *6 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.
- C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser (or ~~its~~his nominee) has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in ~~section * of~~ the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser (or ~~its~~his nominee);
3. The Transaction has been completed to the satisfaction of the Receiver; and
4. This Certificate was delivered by the Receiver at **[Time]** on **[Date]**.

~~{Name of Receiver}~~MNP LTD., in its capacity as Receiver of the undertaking, property and assets of ~~{Debtor}~~The Lighthouse Supported Living Inc., and not in its personal capacity.

Per; _____
Name:

Title:

SCHEDULE "B"
PURCHASED ASSETS

1. [Surface Parcel #119947731, Lot 8-Blk/Par 51-Plan G198 Ext 0; and](#)
2. [Surface Parcel #119947720, Lot 9-Blk/Par 51-Plan G198 Ext 0.](#)

SCHEDULE "C"
PERMITTED ENCUMBRANCES

None.

SCHEDULE "D"
ENCUMBRANCES TO BE DISCHARGED

	<u>Interest Type</u>	<u>Interest Holder</u>	<u>Registration Date</u>	<u>Interest Register Number</u>	<u>Interest Number(s)</u>
<u>1.</u>	<u>Mortgage</u>	<u>Affinity Credit Union 2013</u>	<u>02 Oct 2018</u>	<u>123132697</u>	<u>183251415</u> <u>183251404</u>
<u>2.</u>	<u>Assignment of Rents</u>	<u>Affinity Credit Union 2013</u>	<u>02 Oct 2018</u>	<u>123132743</u>	<u>183251505</u> <u>183251516</u>
<u>3.</u>	<u>Mortgage</u>	<u>Saskatchewan Housing Corporation</u>	<u>09 Oct 2018</u>	<u>123141608</u>	<u>183293422</u> <u>183293411</u>

Summary report:	
Litera Compare for Word 11.3.1.3 Document comparison done on 2/15/2024 9:41:56 AM	
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Delete	82
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<u>Move To</u>	0
<u>Table Insert</u>	2
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<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	152