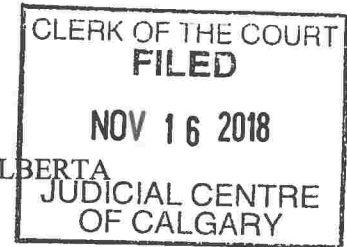


COURT FILE NUMBER: 1801-13299  
COURT COURT OF QUEEN'S BENCH OF ALBERTA  
JUDICIAL CENTRE CALGARY  
PLAINTIFF/APPLICANT ROYAL BANK OF CANADA  
DEFENDANTS/RESPONDENTS NEVAS REALTY INC., ANDREW SCHNEIDER,  
JAMES QUILTY, AND MARVIN WOYCENKO



DOCUMENT: **APPLICATION**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT  
MLT AIKINS LLP  
Barristers and Solicitors  
1600, 520 3<sup>rd</sup> Ave SW  
Calgary, Alberta T2P 0R3  
Phone: 403.693.4305/4347  
Fax: 403.508.4349  
Attention: Dean A. Hutchison/Catrina J. Webster  
File No.: 0001480-00179

**NOTICE TO RESPONDENT(S):**

This application is made against you. You are the respondent.

You have the right to state your side of this matter before the Judge.

To do so, you must be in Court when the application is heard as shown below:

Date: Tuesday, November 27, 2018  
Time: 3:00 p.m.  
Where: Edmonton Law Courts Building, 1A Sir Winston Churchill Square,  
Edmonton, Alberta  
Before Whom: The Honourable Mr. Justice K.P Feehan In Chambers  
(Booked on the Commercial List)

Go to the end of this document to see what else you can do and when you must do it.

**Remedy Claimed or Sought:**

1. An Order abridging the time for service of notice of this Application and deeming service of this notice of Application and materials in support thereof good, valid, timely and sufficient.
2. An Order substantially in the form attached hereto as Schedule "A" appointing MNP Ltd. as the receiver and manager, without security, of:

- (a) lands municipally located at 10909 Eamon Road N.W., Calgary, Alberta and legally described as:

PLAN 3892GP  
BLOCK 4  
LOT 4  
EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "**Eamon Property**");

- (b) all of the current and future assets and undertakings and properties of every nature and kind whatsoever of Nevas Realty Inc. ("**Nevas**") situate on the Eamon Property, including all proceeds thereof (collectively, the "**Eamon Personal Property**");

- (c) lands municipally located at 406 Cheade Street West, Swift Current, Saskatchewan, and legally described as:

Surface Parcel #144271111  
Lot 15  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described on Certificate of Title 92SC03255

Certificate of Title 92SC03255 in Mineral Parcel #150402215  
Lot 15  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

Surface Parcel #144273304  
Lot 14  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

Certificate of Title 92SC03255 in Mineral Parcel #150402204  
Lot 14  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

Surface Parcel #144273292

Lot 13  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

Certificate of Title 92SC03255 in Mineral Parcel #150402192  
Lot 13  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

(collectively, the "**Swift Current Property**");

- (d) all of the current and future assets and undertakings and properties of every nature and kind whatsoever of Nevas situate on the Swift Current Property, including all proceeds thereof (collectively, the "**Swift Current Personal Property**"); and
  - (e) a 2017 Chevrolet Corvette, serial number 1G1YU2D65H5604863 (the "**Vehicle**")
3. An Order granting such other and further relief as the circumstances may require and as this Honourable Court shall deem appropriate.

**Grounds for Making the Application:**

**The Loan Agreements**

4. By the following loan agreements (collectively, the "**Loan Agreements**"), the Royal Bank of Canada ("**RBC**") agreed to advance funds to Nevas on certain terms and conditions agreed to by Nevas:
- (a) Royal Bank of Canada Commitment Letter dated February 7, 2017 and executed by Nevas on March 12, 2017 (the "**Swift Current Property Commitment Letter**");
  - (b) Royal Bank of Canada Commitment Letter dated March 3, 2017 and executed by Nevas on March 12, 2017 (the "**Eamon Property Commitment Letter**"); and
  - (c) Full Disclosure Conditional Sale Contract between Nevas, Marvin Woycenko, Shaganappi Motors (1976) Ltd. and RBC dated May 26, 2017 (the "**Vehicle Loan Agreement**").

5. In accordance with the Loan Agreements, RBC made the following three credit facilities available to Nevas (collectively, the "**Credit Facilities**"):
  - (a) a mortgage facility in the principal amount of \$3,500,000.00;
  - (b) a mortgage facility in the principal amount of \$1,700,000.00; and
  - (c) a vehicle loan facility (made to both Nevas and to Marvin Woycenko as "Co-Buyer") in the principal amount of \$90,011.49.
6. Advances of monies under the Credit Facilities were made by RBC to Nevas.
7. As of November 16, 2018, Nevas was indebted to RBC in respect of amounts advanced under the Credit Facilities and pursuant to the Loan Agreements in the amount of \$5,703,212.40, with interest accruing after November 16, 2018 at a daily rate of \$545.52 (collectively, the "**Debt**").

#### **The Mortgages and Security Agreements**

8. As security for Nevas' obligations under the Swift Current Property Commitment Letter, Nevas granted:
  - (a) a Mortgage dated May 9, 2017 executed by Nevas in favour of RBC in the principal sum of \$3,500,000.00 (the "**Swift Current Property Mortgage**") regarding the Swift Current Property;
  - (b) a Site Specific Security Agreement executed by Nevas on May 9, 2017 whereby Nevas granted RBC a security interest in all of its present and after-acquired personal property located at the Swift Current Property (the "**Swift Current Property Security Agreement**");
  - (c) an Assignment of Rents for the sum of \$3,500,000.00 respecting the Swift Current Property executed by Nevas on May 9, 2017 for the Swift Current Property (the "**Swift Current Property Assignment of Rents**") ; and
  - (d) a General Assignment of Leases for the sum of \$3,500,000.00 respecting the Swift Current Property executed by Nevas on May 9, 2017 for the Swift Current Property (the "**Swift Current Property Assignment of Leases**").

9. As security for Nevas' obligations under the Eamon Property Commitment Letter, Nevas granted:
- (a) a Commercial Mortgage executed April 7, 2017 by Nevas in favour of RBC in the principal sum of \$1,700,000.00 (the "**Eamon Property Mortgage**") regarding the Eamon Property;
  - (b) a Site Specific Security Agreement executed by Nevas on April 7, 2017 whereby Nevas granted RBC a security interest in all of its present and after-acquired personal property located at the Eamon Property (the "**Eamon Property Security Agreement**"); and
  - (c) an Assignment of Rents for the sum of \$1,700,000.00 respecting the Eamon Property executed by Nevas on April 7, 2017 for the Eamon Property (the "**Eamon Property Assignment of Rents**").
10. As security for Nevas' and Marvin Woycenko's respective obligations under the Vehicle Loan Agreement, Nevas and Marvin Woyenko granted a security interest over the Vehicle pursuant to the Vehicle Loan Agreement.
11. RBC registered the following against the Certificate of Title for the Swift Current Property at the Saskatchewan Land Titles Office as follows:

<b>Description</b>	<b>Registration Number</b>	<b>Date</b>
Swift Current Property Mortgage	178 928 599 178 928 577 178 928 588 178 928 601 178 928 566 178 928 612	May 12, 2017
Swift Current Property Assignment of Rents	179 170 702 179 170 713 179 170 690 179 170 735 179 170 689 179 170 724	June 6, 2017
Swift Current Property Assignment of Leases	179 170 746 179 170 791 179 170 780 179 170 779 179 170 768 179 170 757	June 6, 2017

12. RBC registered the following against the Certificate of Title for the Eamon Property at the Alberta Land Titles Office as follows:

<b>Description</b>	<b>Registration Number</b>	<b>Date</b>
Eamon Property Mortgage	181 059 889	March 19, 2018
Eamon Property Assignment of Rents	181 059 891	March 19, 2018

13. RBC registered the security interest granted by Nevas pursuant to the Swift Current Property Security Agreement at the Saskatchewan Personal Property Registry against Nevas.
14. RBC registered the security interest granted by Nevas pursuant to the Eamon Property Security Agreement and the Vehicle Loan Agreement at the Alberta Personal Property Registry against Nevas.
15. RBC registered the security interest granted by Marvin Woycenko pursuant to Vehicle Loan Agreement respecting the Vehicle at the Alberta Personal Property Registry against Marvin Woycencko.
16. The Swift Current Property Mortgage, the Swift Current Property Security Agreement, the Eamon Property Mortgage, and the Eamon Property Security Agreement each provide that, upon default, RBC may appoint a Receiver and Manager over the property of Nevas secured thereunder.
17. The Swift Current Property Security Agreement and the Eamon Property Security Agreement (para. 11 of each) further provide that a "default" includes, among other things, the non-payment when due of any principal or interest forming part of the indebtedness of Nevas to RBC.

**Default under the Loan Agreements and Demands for Payment**

18. By a letter dated August 10, 2018, from its legal counsel, MLT Aikins LLP ("**MLT Aikins**"), to Nevas, RBC demanded immediate payment of the Debt, in the amount then owing, in full from Nevas (the "**Nevas Demand Letter**"). The Nevas Demand Letter confirmed that Nevas had defaulted under the terms of the Loan Agreements by failing to comply with financial covenants and by failing to pay all amounts owing on the dates required for payment. Enclosed with the Nevas Demand Letter was a Notice of Intention to Enforce Security pursuant to section 244 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3.

19. Nevas' defaults under the terms of the Loan Agreement, the Swift Current Property Mortgage, the Swift Current Property Security Agreement, the Eamon Property Mortgage, and the Eamon Property Security Agreement include, but are not limited to:
  - (i) failing to pay the Credit Facilities upon RBC's demand; and
  - (ii) generally failing to pay its debts as such debts become due.
20. By letter dated August 15, 2018, RBC, as a secured creditor of Nevas, received notice by Peace Hills Insurance (the "**Insurance Cancellation Notice**") that the insurance on the Eamon Property was being cancelled due to non-payment of insurance premiums by Nevas.
21. By letter of August 27, 2018 from Nevas' legal counsel, Miles Davison LLP, to legal counsel for RBC, MLT Aikins, Nevas acknowledged receipt of the Nevas Demand Letter, indicated that Nevas was "mindful of its obligations to the [*sic*] RBC", and indicated that Nevas "is presently restructuring its management with a view of resolving the claims of RBC and its other creditors".
22. By e-mail of August 27, 2018, counsel for RBC wrote to counsel for Nevas (the "**August 27 E-Mail**") requesting: (i) proof of insurance coverage in good standing for both the Eamon Property and the Swift Current Property; (ii) payment of the then outstanding arrears on the Eamon Property Mortgage and the Nevas Property Mortgage; and (iii) evidence from the Canada Revenue Agency ("**CRA**") confirming that Nevas currently has no amounts owing to CRA.
23. By letter of August 29, 2018 (the "**August 29 Letter**"), counsel for Nevas responded to the August 27 E-mail and provided a copy of documentation from Intact Insurance indicating that the insurance coverage on the Swift Current Property had been cancelled for non-payment of insurance premiums but had been recently restated. The August 29 Letter did not provide any of the other documentation requested in the August 27 E-mail with respect to proof of insurance coverage regarding the Eamon Property, evidence that Nevas was in good standing with CRA, or payment of any arrears owing on the Eamon Property Mortgage of the Swift Current Property Mortgage. The August 29 Letter indicated that Nevas was working to address the other matters raised in the August 27 E-mail. Neither RBC, nor its legal counsel, MLT Aikins, have received any further documentation or payments to address the issues raised in the August 27 E-mail.

24. Nevas is insolvent and has committed defaults under the Loan Agreements, the Swift Current Property Mortgage, the Swift Current Property Security Agreement, the Eamon Property Mortgage, and the Eamon Property Security Agreement.
25. Nevas' current financial circumstances, in particular its inability to pay debts as such debts become due, seriously impair Nevas' viability and negatively impact the value of RBC's collateral.

**Appointing a Receiver over the Property of Nevas is Just and Convenient**

26. It is unlikely that Nevas will be able to repay its indebtedness owing to RBC without liquidating its property.
27. It is just and convenient that a Receiver or Receiver and Manager be appointed over the property of Nevas, in particular the Swift Current Property and the Eamon Property.
28. MNP Ltd. has consented to act as the Receiver and Manager of the property of Nevas.
29. Such further and other grounds as counsel may advise and this Honourable Court may permit.

**Material or Evidence To Be Relied Upon:**

30. This notice of Application, filed.
31. The Affidavit of Sacha Kim, sworn November 16, 2018, filed.
32. The Consent to Act as Receiver executed by MNP Ltd., to be filed.
33. The inherent jurisdiction of this Honourable Court to control its own process.
34. Such further and other material as counsel may advise and this Honourable Court may permit.

**Applicable Rules:**

35. *Alberta Rules of Court*, Alta. Reg. 124/2010, Part 6, Division 1, and rules 11.27 and 13.5.



**Applicable Acts and Regulations:**

36. The *Bankruptcy and Insolvency Act*, R.S.C. 1985 c. B-3, as amended, specifically section 243(1);  
and
37. The *Judicature Act*, R.S.A. 2000, c. J-2, as amended, specifically section 13(2).

**How the Application is Proposed to be Heard or Considered:**

38. In person before the Honourable Justice K.P. Feehan in chambers.

**WARNING TO THE RESPONDENT:**

If you do not come to Court either in person or by your lawyer, the Court may give the applicants what they want in your absence. You will be bound by any order that the Court makes. If you want to take part in this application, you or your lawyer must attend in Court on the date and at the time shown at the beginning of the form. If you intend to rely on an affidavit or other evidence when the application is heard or considered, you must reply by giving reasonable notice of the material to the applicant.

**SCHEDULE "A"**

Clerk's stamp:

COURT FILE NUMBER: 1801-13299

COURT COURT OF QUEEN'S BENCH  
OF ALBERTA

JUDICIAL CENTRE CALGARY

PLAINTIFF ROYAL BANK OF CANADA

DEFENDANTS NEVAS REALTY INC., ANDREW SCHNEIDER,  
JAMES QUILTY, AND MARVIN WOYCENKO

DOCUMENT: **RECEIVERSHIP ORDER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT MLT AIKINS LLP  
Barristers and Solicitors  
1600, 520 3<sup>rd</sup> Ave SW  
Calgary, Alberta T2P 0R3  
Phone: 403.693.4305/4310  
Fax: 403.508.4349  
Attention: Dean A. Hutchison/Catrina J. Webster  
Solicitors for Royal Bank of Canada

DATE ON WHICH ORDER WAS PRONOUNCED: Tuesday, November 27, 2018

NAME OF JUDGE WHO MADE THIS ORDER: The Honourable Mr. Justice K.P. Feehan

LOCATION OF HEARING: Edmonton

UPON the application of the Royal Bank of Canada ("**RBC**") filed November 16, 2018 (the "**Application**"); AND UPON having read the Application, the Affidavit of Sacha Kim sworn November 16, 2018, the Affidavit of Service of \_\_\_\_\_ sworn November \_\_\_\_, 2018, all filed; AND UPON reading the consent of MNP Limited to act as receiver and manager ("**Receiver**"), filed; AND UPON hearing counsel for RBC and all other interested parties present;

**IT IS HEREBY ORDERED AND DECLARED THAT:**

**SERVICE**

1. The time for service of the notice of application for this Order is hereby abridged and service thereof is deemed good and sufficient.

**APPOINTMENT**

2. Pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 ("**BIA**") and section 13(2) of the *Judicature Act*, R.S.A. 2000, c.J-2, MNP Limited is hereby appointed Receiver, without security, of:

(a) lands municipally located at 10909 Eamon Road N.W., Calgary, Alberta and legally described as:

PLAN 3892GP  
BLOCK 4  
LOT 4  
EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "**Eamon Property**");

(b) all of the current and future assets and undertakings and properties of every nature and kind whatsoever of Nevas Realty Inc. ("**Nevas**" or the "**Debtor**") situate on the Eamon Property, including all proceeds thereof (collectively, the "**Eamon Personal Property**");

(c) lands municipally located at 406 Cheade Street West, Swift Current, Saskatchewan, and legally described as:

Surface Parcel #144271111  
Lot 15  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described on Certificate of Title 92SC03255

Certificate of Title 92SC03255 in Mineral Parcel #150402215  
Lot 15  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

Surface Parcel #144273304  
Lot 14  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

Certificate of Title 92SC03255 in Mineral Parcel #150402204  
Lot 14  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

Surface Parcel #144273292  
Lot 13  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

Certificate of Title 92SC03255 in Mineral Parcel #150402192  
Lot 13  
Blk/Par 86  
Plan No K5486  
Extension 0  
As described in Certificate of Title 92SC03255

(collectively, the "**Swift Current Property**");

- (d) all of the current and future assets and undertakings and properties of every nature and kind whatsoever of Nevas situate on the Swift Current Property, including all proceeds thereof (collectively, the "**Swift Current Personal Property**"); and
- (e) a 2017 Chevrolet Corvette, serial number 1G1YU2D65H5604863 (the "**Vehicle**").

### **RECEIVER'S POWERS**

- 3. The Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Eamon Property, the Eamon Personal Property, the Swift Current Property, the Swift Current Personal Property and the Vehicle (collectively, the "**Property**"), and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:
  - (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
  - (b) to receive, preserve and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to

safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;

- (c) to manage, operate and carry on the business of the Debtor, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part other business, or cease to perform any contracts of the Debtor;
- (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- (e) to purchase or lease machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtor or any part or parts thereof;
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting such monies, including, without limitation, to enforce any security held by the Debtor;
- (g) to settle, extend or compromise any indebtedness owing to or by the Debtor;
- (h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;
- (i) to undertake environmental or workers' health and safety assessments of the Property and operations of the Debtor;
- (j) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Debtor, the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding, and provided further that nothing in this Order shall authorize the Receiver to defend or settle the action in which this Order is made unless otherwise directed by this Court;

- (k) to market any or all the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof, and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- (l) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
  - (i) without the approval of this Court in respect of any transaction not exceeding \$50,000.00, provided that the aggregate consideration for all such transactions does not exceed \$200,000.00; and
  - (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause,and in each such case notice under subsection 60(8) of the *Personal Property Security Act*, R.S.A. 2000, c. P-7 shall not be required.
- (m) to sell, convey, transfer, lease or assign the Property with the approval of this Court;
- (n) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof, to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;
- (o) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate all matters relating to the Property, and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- (p) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (q) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtor;
- (r) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtor, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtor;

- (s) to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have;
- (t) to assign the Debtor into bankruptcy; and
- (u) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations;

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtor, and without interference from any other Person.

#### **DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER**

4. (i) The Debtor (ii) all of its respective current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "**Persons**" and each being a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependant on maintaining possession) to the Receiver upon the Receiver's request.
5. All Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "**Records**") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or documents prepared in contemplation of litigation or due to statutory provisions prohibiting such disclosure.

6. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

#### **NO PROCEEDINGS AGAINST THE RECEIVER**

7. No proceeding or enforcement process in any court or tribunal (each, a "**Proceeding**"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

#### **NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY**

8. No Proceeding against or in respect of the Debtor or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtor or the Property are hereby stayed and suspended pending further Order of this Court, provided, however, that nothing in this Order shall: (i) prevent any Person from commencing a proceeding regarding a claim that might otherwise become barred by statute or an existing agreement if such proceeding is not commenced before the expiration of the stay provided by this paragraph 8; and (ii) affect a Regulatory Body's investigation in respect of the debtor or an action, suit or proceeding that is taken in respect of the debtor by or before the Regulatory Body, other than the enforcement of a payment order by the Regulatory Body or the Court. "Regulatory Body" means a person or body that has powers, duties or functions relating to the enforcement or administration of an Act of Parliament or of the legislature of a province.



### **NO EXERCISE OF RIGHTS OF REMEDIES**

9. All rights and remedies (including, without limitation, set-off rights) against the Debtor, the Receiver, or affecting the Property, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that nothing in this paragraph shall (i) empower the Receiver or the Debtor to carry on any business which the Debtor is not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtor from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

### **NO INTERFERENCE WITH THE RECEIVER**

10. No Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, without written consent of the Receiver or leave of this Court.

### **CONTINUATION OF SERVICES**

11. All Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and this Court directs that the Receiver shall be entitled to the continued use of the Debtor's current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

### **RECEIVER TO HOLD FUNDS**

12. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property, and the collection of any accounts

receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post Receivership Accounts**") and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

#### **EMPLOYEES**

13. Subject to employees' rights to terminate their employment, all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*, S.C. 2005, c.47 ("**WEPPA**").
14. Pursuant to clause 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "**Sale**"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

#### **LIMITATION ON ENVIRONMENTAL LIABILITIES**

15. (a) Notwithstanding anything in any federal or provincial law, the Receiver is not personally liable in that position for any environmental condition that arose or environmental damage that occurred:

- (i) before the Receiver's appointment; or
  - (ii) after the Receiver's appointment unless it is established that the condition arose or the damage occurred as a result of the Receiver's gross negligence or wilful misconduct.
- (b) Nothing in sub-paragraph (a) exempts a Receiver from any duty to report or make disclosure imposed by a law referred to in that sub-paragraph.
- (c) Notwithstanding anything in any federal or provincial law, but subject to sub-paragraph (a) hereof, where an order is made which has the effect of requiring the Receiver to remedy any environmental condition or environmental damage affecting the Property, the Receiver is not personally liable for failure to comply with the order, and is not personally liable for any costs that are or would be incurred by any person in carrying out the terms of the order,
- (i) if, within such time as is specified in the order, within 10 days after the order is made if no time is so specified, within 10 days after the appointment of the Receiver, if the order is in effect when the Receiver is appointed, or during the period of the stay referred to in clause (ii) below, the Receiver:
    - A. complies with the order, or
    - B. on notice to the person who issued the order, abandons, disposes of or otherwise releases any interest in any real property affected by the condition or damage;
  - (ii) during the period of a stay of the order granted, on application made within the time specified in the order referred to in clause (i) above, within 10 days after the order is made or within 10 days after the appointment of the Receiver, if the order is in effect when the Receiver is appointed, by,
    - A. the court or body having jurisdiction under the law pursuant to which the order was made to enable the Receiver to contest the order; or
    - B. the court having jurisdiction in bankruptcy for the purposes of assessing the economic viability of complying with the order; or

- (iii) if the Receiver had, before the order was made, abandoned or renounced or been divested of any interest in any real property affected by the condition or damage.

#### **LIMITATION ON THE RECEIVER'S LIABILITY**

- 16. Except for gross negligence or wilful misconduct, as a result of its appointment or carrying out the provisions of this Order the Receiver shall incur no liability or obligation that exceeds an amount for which it may obtain full indemnity from the Property. Nothing in this Order shall derogate from any limitation on liability or other protection afforded to the Receiver under any applicable law, including, without limitation, Section 14.06, 81.4(5) or 81.6(3) of the BIA.

#### **RECEIVER'S ACCOUNTS**

- 17. The Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case, incurred at their standard rates and charges. The Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "**Receiver's Charge**") on the Property, as security for such fees and disbursements, incurred both before and after the making of this Order in respect of these proceedings, and the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person but subject to section 14.06(7), 81.4(4) and 81.6(2) of the BIA.
- 18. The Receiver and its legal counsel shall pass their accounts from time to time.
- 19. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including the legal fees and disbursements, incurred at the normal rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

#### **FUNDING OF THE RECEIVERSHIP**

- 20. The Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$200,000.00 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the

exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "**Receiver's Borrowings Charge**") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges set out in sections 14.06(7), 81.4(4) and 81.6(2) of the BIA.

21. Neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.
22. The Receiver is at liberty and authorized to issue certificates substantially in the form annexed as Schedule "A" hereto (the "**Receiver's Certificates**") for any amount borrowed by it pursuant to this Order.
23. The monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

#### **ALLOCATION**

24. Any interested party may apply to this Court on notice to any other party likely to be affected, for an order allocating the Receiver's Charge and Receiver's Borrowings Charge amongst the various assets comprising the Property.

#### **GENERAL**

25. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
26. Notwithstanding Rule 6.11 of the *Alberta Rules of Court*, unless otherwise ordered by this Court, the Receiver will report to the Court from time to time, which reporting is not required to be in affidavit form and shall be considered by this Court as evidence.
27. Nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.

28. 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 and 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.
29. The Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
30. The Plaintiff shall have its costs of this motion, up to and including entry and service of this Order, provided for by the terms of the Plaintiff's security or, if not so provided by the Plaintiff's security, then on a substantial indemnity basis to be paid by the Receiver from the Debtor's estate with such priority and at such time as this Court may determine.
31. Any interested party may apply to this Court to vary or amend this Order on not less than 7 days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

#### **FILING**

32. The Receiver shall establish and maintain a website in respect of these proceedings at \_\_\_\_\_ and shall post there as soon as practicable:
  - (a) all materials prescribed by statute or regulation to be made publically available; andall applications, reports, affidavits, orders and other materials filed in these proceedings by or on behalf of the Receiver, or served upon it, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.

---

Justice of the Court of Queen's Bench of Alberta

**SCHEDULE "A"**

**RECEIVER CERTIFICATE**

CERTIFICATE NO. \_\_\_\_\_

AMOUNT \$ \_\_\_\_\_

1. THIS IS TO CERTIFY that MNP Limited the receiver and manager (the "**Receiver**") of all of the assets, undertakings and properties of Storm Rentals Ltd. appointed by Order of the Court of Queen's Bench of Alberta (the "**Court**") dated the 27th day of November, 2018 (the "**Order**") made in action number 1801-13299, has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of \$\_\_\_\_\_, being part of the total principal sum of \$\_\_\_\_\_ which the Receiver is authorized to borrow under and pursuant to the Order.
2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily] [monthly not in advance on the \_\_\_\_ day of each month] after the date hereof at a notional rate per annum equal to the rate of \_\_\_\_\_ per cent above the prime commercial lending rate of Bank of \_\_\_\_\_ from time to time.
3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.
4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at ●.
5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.
6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property) as authorized by the Order and as authorized by any further or other order of the Court.
7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

MNP Limited, solely in its capacity as Receiver of  
the Property (as defined in the Order), and not in  
its personal capacity

Per: \_\_\_\_\_  
Name:  
Title: