



Court File Nos. S-227651
S-227652
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

**IN THE MATTER OF THE RECEIVERSHIP OF
THE ASSETS, UNDERTAKINGS AND PROPERTIES OF
442746 B.C. LTD. AND NO. 88 TAURUS VENTURES LTD.**

**PURSUANT TO SECTION 243(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED
AND
SECTION 39 OF THE
LAW AND EQUITY ACT, R.S.B.C. 1996 c. 253 AS AMENDED**

RECEIVER'S FIRST REPORT TO COURT

October 23, 2023

**IN THE MATTER OF THE RECEIVERSHIP OF
442746 B.C. LTD. AND NO. 88 TAURUS VENTURES LTD.**

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I. BACKGROUND AND PURPOSE OF THE REPORT

Background

1. MNP Ltd. was appointed as Receiver of the assets, undertakings and properties of 442746 B.C. Ltd. ("**442**") and No. 88 Taurus Ventures Ltd. ("**Taurus**" and together collectively with 442 referred to as the "**Companies**") on August 1, 2023, pursuant to two separate Orders granted by the Supreme Court of British Columbia (the "**Receivership Orders**") in Action No. S-227651 and S-227652 respectively.
2. 442 owns a 35-unit rental building located at 2200 Dundas Street, Vancouver, BC ("**Dundas**").
3. Taurus owns a 37-unit rental building located at 2155 Triumph Street, Vancouver, BC ("**Triumph**" and collectively with Dundas referred to as the "**Properties**").
4. Both Dundas and Triumph have residential tenants.
5. First National Financial GP Corporation ("**First National**") has a first ranking mortgage registered against both Properties.
6. On September 15, 2023, First National's mortgages were redeemed by the Companies. As part of the terms of the refinancing, the Receiver has relinquished control of the Properties and is to seek its discharge.

Purpose of the Report

7. The purpose of this report is to:
 - i. Provide the Court with a summary of Receiver's activities to date;
 - ii. Recommend that the Court approve:
 - a. The Receiver's activities and fees incurred to date plus estimated fees and costs of up to \$22,652 to complete the Receivership;

- b. Recommend that the Court approve the accounts and activities of the Receiver's legal counsel to date plus additional fees, disbursements and taxes to a maximum of \$12,964 to complete the receivership; and
- c. the discharge of the Receiver.

II. SUMMARY OF RECEIVER'S ACTIVITIES TO DATE

- 8. The Receiver has performed the following work with respect to the Properties:
 - i. Attended the Properties and performed a walkthrough of the Properties;
 - ii. Posted door notices and delivered letters to notify tenants of the receivership and directed the monthly rental payments to be paid to the Receiver;
 - iii. Held correspondence and discussions with the insurance broker to add the Receiver as the named insured on the insurance policies;
 - iv. Held correspondence and discussions with First National;
 - v. Held correspondence and discussions with its legal counsel and Companies' legal counsel;
 - vi. Held correspondence with the tenants of the Properties regarding the receivership and the rent payments;
 - vii. Collected rent from the tenants;
 - viii. Attended to maintenance matters related to the Properties;
 - ix. Obtained and reviewed sales and marketing proposals;
 - x. Obtained quotes for appraisals and environmental reports;
 - xi. Prepared this Report to Court; and
 - xii. Prepared statutory documents for the receivership.

III. STATEMENT OF RECEIPTS AND DISBURSEMENTS

9. The Receiver's interim statement of receipts and disbursements for the period August 1, 2023 to October 18, 2023 is attached as **Appendix A** and summarized below:

	\$'s
Receipts	
Payment from Debtors	92,640
Rental Income	14,426
	<u>107,066</u>
Disbursements	
Receiver's fees and disbursements	53,974
Legal fees and disbursements	9,143
GST paid	3,369
Newspaper advertisement	1,266
Bailiffs and change of locks	1,075
Utilities	1,824
PST paid	636
Other miscellaneous disbursements	163
	<u>71,450</u>
Funds in Receiver's account	<u>35,616</u>

IV. PROFESSIONAL FEES

Summary of Receiver's Fees

10. For the period July 4, 2023 to September 15, 2023, the Receiver's fees were:

	\$'s		
	442	Taurus	Total
Fees	25,580	25,580	51,160
Disbursements	1,417	1,397	2,814
GST	1,361	1,361	2,722
Total	<u>28,358</u>	<u>28,338</u>	<u>56,696</u>

11. A summary of Receiver's fees and invoices are attached as **Appendix B**.

12. Copies of the Receiver’s invoices referenced above are provided in Affidavit #1 of Douglas Chivers sworn on October 23, 2023.

Receiver’s Staffing and Hours

13. Douglas Chivers had primary responsibility for the work carried out by the Receiver. When appropriate, this work was delegated to other staff. A summary of the time spent on this assignment by members of MNP Ltd. for the period July 4, 2023 to September 15, 2023 is summarized below:

442			
Name	Title	Hours	Average Hourly Rate (\$)
Douglas Chivers	Senior Vice President	18.80	675
Kevin Koo	Manager	16.65	390
Neil Jayamaha	Senior Consultant	14.50	325
Sofie Parker	Senior Analyst	2.35	250
Office Administration	Senior Administrative Assistant	3.20	225
Office Administration	Administrative Assistant	2.15	175
		57.65	444 *
<i>*Average Hourly Rate</i>			

Taurus			
Name	Title	Hours	Average Hourly Rate (\$)
Douglas Chivers	Senior Vice President	18.80	675
Kevin Koo	Manager	16.65	390
Neil Jayamaha	Senior Consultant	14.50	325
Sofie Parker	Senior Analyst	2.35	250
Office Administration	Senior Administrative Assistant	3.20	225
Office Administration	Administrative Assistant	2.15	175
		57.65	444 *
<i>*Average Hourly Rate</i>			

14. In the Receiver’s opinion, the time and disbursements incurred in the course of its duties are:

- i. fair and reasonable in a Receivership of the nature described herein; and,
- ii. comparable to Receivership assignments of similar scale and complexity.

15. The hourly rates charged by the Receiver are:
- i. consistent with the hourly rates billed by the Receiver on other engagements; and,
 - ii. consistent with other insolvency firms of comparable size engaged on similar Receivership matters to the Receiver's knowledge.
16. The Receiver requests that the Court approve the Receiver's fees and costs incurred to date of \$56,696 and additional fees and costs which includes utilities to a maximum of \$22,652 to complete the administration of the receivership.

Legal Fees

17. The Receiver engaged Lawson Lundell LLP ("**Lawson**") as its independent legal counsel.
18. The total legal fees of Lawson were as follows:

	\$'s		
	442	Taurus	Total
Legal Fees	4,540	4,540	9,080
Disbursements	31	31	62
GST	229	229	458
PST	318	318	636
Total	5,118	5,118	10,236

19. A summary of Lawson's fees and invoices are attached as **Appendix C**.
20. Copies of Lawson's invoices are provided in the Affidavit #1 of William Roberts.
21. The Receiver has reviewed the invoices rendered by Lawson and believes them to be reasonable and proper. The legal services provided were:
- i. necessary for the Receiver to fulfill its obligations in the proceedings; and
 - ii. the tasks were done so at the request and with the consent of the Receiver.
22. The Receiver requests that the Court approve the legal fees and disbursements incurred to date of \$10,236 and additional fees and costs to a maximum of \$12,964 to complete the administration of the receivership.

V. CONCLUSION AND RECOMMENDATIONS

23. First National's mortgages were refinanced and paid in full on September 15, 2023. The Receiver has relinquished control of the Properties to the Companies and the services of the Receiver are no longer required.
24. The Receiver recommends the Court's approval of the following:
 - i. The activities and the accounts of the Receiver and its legal counsel;
 - ii. Additional Receiver's fees, disbursements and taxes to a maximum of \$22,652 to complete the administration;
 - iii. Additional fees, disbursements and taxes of the Receiver's legal counsel to a maximum of \$12,964 to complete the administration.
 - iv. The discharge of the Receiver on the terms set out in the proposed form of Discharge Order appended to the Receiver's Notice of Application filed concurrently with this report.

All of which is respectfully submitted to this Honourable Court this 23rd day of October 2023.

MNP Ltd.

in its capacity as Receiver of 442746 B.C. Ltd. and
No. 88 Taurus Ventures Ltd.

Per:


Doug Chivers, CPA, CA, CIRP

APPENDIX A
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR THE PERIOD AUGUST 1 TO OCTOBER 18, 2023

**In The Matter of the Receivership of
No. 88 Taurus Ventures Ltd. and 442746 B.C. Ltd.
Receiver's Interim Statement of Receipts and Disbursements
For the period August 1, 2023 to October 18, 2023**

	\$'s
Receipts	
Payment from Debtors	92,640
Rental Income	14,426
	107,066
Disbursements	
Receiver's fees and disbursements	53,974
Legal fees and disbursements	9,143
GST paid	3,369
Newspaper advertisement	1,266
Bailiffs and change of locks	1,075
Utilities	1,824
PST paid	636
Official Receiver - Filing fees	151
Bank charges	13
	71,450
Funds in Receiver's account	35,616

APPENDIX B
SUMMARY OF RECEIVER'S FEES AND INVOICES
FOR THE PERIOD JULY 4 TO SEPTEMBER 15, 2023

**In the Matter of the Receivership of
442746 BC Ltd. and No. 88 Taurus Ventures Ltd.
Summary of Receiver's Fees
For the Period July 4, 2023 to September 15, 2023**

442

Period	Invoice	Fees	Disbursements	GST	Total
July 4, 2023 to September 15, 2023	9655 (2)	25,579.75	1,417.33	1,360.87	28,357.95

Taurus

Period	Invoice	Fees	Disbursements	GST	Total
July 4, 2023 to September 15, 2023	9655 (1)	25,579.75	1,397.33	1,360.87	28,337.95

Total		51,159.50	2,814.66	2,721.74	56,695.90
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**In the Matter of the Receivership of
442746 BC Ltd. and No. 88 Taurus Ventures Ltd.
Summary of Receiver's Staff Hours and Hourly Rates
For the Period July 4, 2023 September 15, 2023**

Taurus

Name	Title	Hours	Average Hourly Rate (\$)
Douglas Chivers	Senior Vice President	18.80	675
Kevin Koo	Manager	16.65	390
Neil Jayamaha	Senior Consultant	14.50	325
Sofie Parker	Senior Analyst	2.35	250
Office Administration	Senior Administrative Assistant	3.20	225
Office Administration	Administrative Assistant	2.15	175
		57.65	444 *

**Average Hourly Rate*

442

Name	Title	Hours	Average Hourly Rate (\$)
Douglas Chivers	Senior Vice President	18.80	675
Kevin Koo	Manager	16.65	390
Neil Jayamaha	Senior Consultant	14.50	325
Sofie Parker	Senior Analyst	2.35	250
Office Administration	Senior Administrative Assistant	3.20	225
Office Administration	Administrative Assistant	2.15	175
		57.65	444 *

**Average Hourly Rate*

APPENDIX C
SUMMARY OF LAWSON LUNDELL LLP'S FEES AND INVOICES
FOR THE PERIOD AUGUST 1 TO SEPTEMBER 30, 2023

**In the Matter of the Receivership of
 442746 BC Ltd. and No. 88 Taurus Ventures Ltd.
 Summary of Lawson Lundell LLP's Invoices
 For the Period August 1 to September 30, 2023**

442

Invoice	Fees	Disbursements	GST	PST	Total
1243993	2,871.00	30.32	145.06	200.97	3,247.35
1246873	1,669.00	1.40	83.52	116.83	1,870.75
Subtotal	4,540.00	31.72	228.58	317.80	5,118.10

Taurus

Invoice	Fees	Disbursements	GST	PST	Total
1243993	2,871.00	30.32	145.06	200.97	3,247.35
1246873	1,669.00	1.40	83.52	116.83	1,870.75
Subtotal	4,540.00	31.72	228.58	317.80	5,118.10

Total	9,080.00	63.44	457.16	635.60	10,236.20
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