

**IN THE COURT OF QUEEN'S BENCH FOR SASKATCHEWAN  
JUDICIAL CENTRE OF SASKATOON**

**IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,  
R.S.C. 1985, c. C-36, AS AMENDED**

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR  
ARRANGEMENT OF  
COPPER SANDS LAND CORP., WILLOW RUSH DEVELOPMENT CORP., PRAIRIE  
COUNTRY HOMES LTD., MIDTDAL DEVELOPMENTS & INVESTMENTS CORP.,  
JL DEVELOPMENTS & INVESTMENTS CORP., AND MDI UTILITY CORP.**

**APPLICANTS**

**TENTH REPORT OF THE MONITOR  
DELOITTE RESTRUCTURING INC.**

**October 8, 2020**

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## INTRODUCTION

1. On November 15, 2017, Copper Sands Land Corp. (“**CSLC**”), Willow Rush Development Corp. (“**Willow Rush**”), Midtdal Developments & Investments Corp. (“**MDI**”), Prairie Country Homes Ltd. (“**Prairie Country**”), JLL Developments & Investments Corp. (“**JLL**”), and MDI Utility Corp. (collectively the “**Companies**” or the “**Applicants**”) filed for protection under the *Companies’ Creditors Arrangement Act* (the “**CCAA**”). The Honourable Justice Gabrielson reserved his decision at the November 15, 2017 hearing, and the initial Order (the “**Initial Order**”) was issued on December 20, 2017.
2. As detailed in the ninth report of the Monitor dated July 14, 2020 (the “**Ninth Report**”), various extensions have been provided to the Applicants since the granting of the Initial Order, and the granting of the amended and restated Initial Order on July 5, 2018 (the “**Amended and Restated Initial Order**”). The current stay of proceedings in these CCAA proceedings expires on October 16, 2020.

## PURPOSE

3. The purpose of this tenth report (the “**Tenth Report**”) is to provide the Court with information with respect to the personal bankruptcy filing of Jaimey Midtdal (“**Ms. Midtdal**”), the sole director of each of the Applicants, and the impact on these CCAA proceedings.
4. On October 7, 2020, the Monitor was advised by its legal counsel, McDougall Gauley LLP (“**McDougall Gauley**”) that Ms. Midtdal had made an assignment in bankruptcy on October 5, 2020. Attached hereto as Exhibit A is copy of the bankruptcy filing from the Government of Canada Bankruptcy and Insolvency Records Search.
5. McDougall Gauley further advised the Monitor that during a conversation with Kanuka Thuringer LLP (“**KT**”), counsel representing Industrial Properties Regina Limited (“**IPRL**”), on October 7, 2020, KT advised McDougall Gauley that the employee of the Applicants responsible for operating the utility facilities (the “**Utility Facility**”) servicing

the Copper Sands Mobile Home Park (the “MHP”), Ken Bender (“Mr. Bender”), had been terminated from his position by Ms. Middtal.

6. After receiving this information, the Monitor and McDougall Gauley participated in a call with Mr. Bender in which he advised as follows:
  - a. He had been given four (4) weeks working notice and severance pay;
  - b. His personal residence where he lived with his spouse and two (2) children was located at the MHP, which was provided to him as part of his employment;
  - c. His employment duties included operating the Utility Facility, collecting the rents from the MHP residents, and dealing with issues that arose at the MHP (i.e. necessary repairs to the Utility Facility);
  - d. His monthly employment income from the Applicants was \$5,000 (less taxes and source deductions); and
  - e. He would be willing to continue in his position until March or April of 2021 provided that he had assurances that his wages would be paid, he and his family be permitted to continue to reside at the MHP, and that there would be funding for repairs and incidentals needed for the general maintenance of the MHP and the Utility Facility.
  
7. On October 8, 2020, the Monitor was contacted by Greg Holovach of the Water Security Agency (the “WSA”), in which he advised:
  - a. The WSA was aware of the current situation with the MHP and was monitoring same;
  - b. The WSA was comfortable with Mr. Bender’s past management of the Utility Facility and would support him continuing in that role; and
  - c. The WSA needed certainty that the Utility Facility continued to be operated by someone capable as soon as reasonably practicable.

8. The Monitor brings these matters to the immediate attention of the Court so that some form of interim relief may be considered on an expedited basis.

All of which is respectfully submitted at Saskatoon, Saskatchewan, this 8<sup>th</sup> day of October, 2020.

**DELOITTE RESTRUCTURING INC.**

In its capacity as Monitor of

Copper Sands Land Corp., Willow Rush Development Corp., Midtdal Developments & Investments Corp., Prairie Country Homes Ltd., JIL Developments & Investments Corp., and MDI Utility Corp., and not in its personal capacity.



Per: Brent Warga, CPA, CA, CIRP, LIT  
Senior Vice-President

**Exhibit A – Bankruptcy and Insolvency Records Search**



Government  
of Canada

Gouvernement  
du Canada

**Bankruptcy and Insolvency Records Search (BIA) search results |  
Résultats de la recherche dans le Registre des dossiers de faillite et d'insolvabilité  
(LFI)**

2020-10-07

Search Criteria | Critères de recherche :  
Reference | Référence :

Name | Nom = Jaimey Midtdal  
38681-0001

A search of the Office of the Superintendent of Bankruptcy records has revealed the following information, for the period 1978 to 2020-10-05, based on the search criteria above-mentioned.

Une recherche dans les dossiers du Bureau du surintendant des faillites a permis de trouver l'information suivante, pour la période allant de 1978 à 2020-10-05, selon les critères de recherche susmentionnés.

BIA Estate Number | Numéro du dossier en vertu de la LFI : 11-2677690  
BIA Estate Name | Nom du dossier en vertu de la LFI : MIDTDAL, Jaimey Dawn  
Alias: SCHMULAND JAIMEY DAWN  
MIDTDAL JAIMEY DAWN  
Birth Date | Date de naissance : 1978-10-12  
Province : British Columbia | Colombie-Britannique  
Address | Adresse : #8 - 1502 McCallum Rd., Abbotsford, British Columbia, V2S2K7  
Estate Type | Type de dossier : BANKRUPTCY | FAILLITE  
Date of Proceeding | Date de la procédure : 2020-10-05  
Total Liabilities\* | Total du passif\* : \$5,996,548  
Total Assets\* | Total de l'actif\* : \$1,507  
First Meeting of Creditors | Première assemblée des créanciers :  
Discharge Status | Statut de la libération :  
Effective Date | Date d'entrée en vigueur :  
Court Number | Numéro de cour : 11-2677690

\* As declared by debtor | Tel que déclaré par le débiteur

Appointed Licensed Insolvency Trustee or Administrator | BOALE, WOOD & COMPANY LTD.  
Syndic autorisé en insolvabilité ou administrateur nommé :  
Responsible Person | Personne responsable : WOOD, DAVID STANLEY  
Address | Adresse : 800 West Pender St, Suite 1140, Vancouver, British Columbia, Canada, V6C2V6  
Telephone | Téléphone : 604-605-3335  
Fax | Télécopieur : 604-605-3359  
Licensed Insolvency Trustee or Administrator's Discharge Date | Date de la libération du syndic autorisé en insolvabilité ou de l'administrateur :

Canada



Protecting the  
Integrity of the  
Insolvency System

Protéger l'intégrité  
du système  
d'insolvabilité