**COURT FILE NUMBER** 

1501-00955

COURT

COURT OF QUEEN'S BENCH

OF ALBERTA

IN BANKRUPTCY AND INSOLVENCY

JUDICIAL CENTRE

CALGARY

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, as amended

**APPLICANTS** 

LUTHERAN CHURCH - CANADA, THE
ALBERTA - BRITISH COLUMBIA DISTRICT,
ENCHARIS COMMUNITY HOUSING AND
SERVICES, ENCHARIS MANAGEMENT AND
SUPPORT SERVICES, AND LUTHERAN
CHURCH - CANADA, THE ALBERTA - BRITISH

CHURCH – CANADA, THE ALBERTA – BRITISI COLUMBIA DISTRICT INVESTMENTS LTD.

**DOCUMENT** 

**ORDER** 

(Extend Stay, Approve Payments)

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF

PARTY FILING THIS

DOCUMENT

Bishop & McKenzie LLP Barristers & Solicitors 1700, 530 - 8<sup>th</sup> Avenue SW Calgary, Alberta T2P 3S8

Attention: Francis N. J. Taman / Ksena J. Court

Telephone: 403-237-5550

Fax: 403-243-3623

File No.: 103,007-003

DATE ON WHICH ORDER WAS PRONOUNCED:

FRIDAY, JUNE 26, 2015

CLERK CHATAGE COURT

AUG 1 0 2015

JUDICIAL CENTRE

**OF CALGARY** 

LOCATION WHERE ORDER WAS PRONOUNCED:

CALGARY, ALBERTA

NAME OF JUSTICE WHO MADE THIS ORDER:

**JUSTICE P.R. JEFFREY** 

UPON THE APPLICATION of Lutheran Church – Canada, the Alberta – British Columbia District (the "District"), Encharis Community Housing and Services ("ECHS"), EnCharis Management and Support Services, and Lutheran Church – Canada, the Alberta – British Columbia District Investments Ltd. ("DIL") (collectively the "Applicants"); AND UPON HAVING READ the Application, the Affidavits of Kurtis Robinson; AND UPON READING the Reports of the Monitor; AND UPON HEARING counsel for the Applicants, counsel for the Monitor, and other interested parties;

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

### SERVICE

- 1. Service of notice of the application for this Order, and all supporting materials, as set out in the Affidavit of Charlene Everett respecting the Application filed June 22, 2015 is good and sufficient, and the time for notice hereof is shortened to the time actually given.
- 2. All capitalized terms not otherwise defined in this Order shall have the meaning ascribed to them in the Initial Order granted by the Honourable Justice K.D. Yamauchi in this Action dated January 23, 2015 (the "Initial Order").

## **EXTENSION OF STAY**

3. The Stay Period as defined in the Initial Order is hereby extended up to and including August 31, 2015.

## PAYMENTS TO LUTHERAN CHURCH - CANADA ("LCC")

4. Commencing January 1, 2015 and continuing until further Order of this Honourable Court, the District is hereby authorized to make monthly payments to LCC in the amount of 35% of funds that the District receives as donations for Mission Remittances, as this term is defined in the Affidavit of Kurtis Robinson sworn February 13, 2015, unless otherwise instructed by the donor, or advised by the donor they have already forwarded funds to LCC directly. For greater clarity but without limiting the generality of the foregoing, the District shall be entitled to forward 35% of all Mission Remittances received prior to the date of this Order, and the amount of the Mission Remittances received prior to the Initial Order which are to be forwarded to LCC is \$40,305.00.

### **RECORDS**

5. The Applicants' application respecting the records in the possession or control of ARS Collection Agency of Canada Inc. operating as Fiserv and Fiserv Solutions, and any of its related corporations (collectively "Fiserv") is adjourned to the next court application to be held in these proceedings.

## LIFE LEASE CONDOMINIUMS

- 6. Subject to the approval of the Monitor, upon the surrender or termination of a Life Lease (as defined in the Affidavit of Kurtis Robinson filed January 22, 2015), ECHS is hereby authorized to sell the condominium which was subject to the surrendered or terminated Life Lease (the "Condo").
- 7. Upon receiving an offer to purchase the Condo that ECHS wishes to accept, ECHS shall advise the Monitor of its intention to accept the offer, and provide a copy of the offer and the appraisal that it obtained for the Condo to the Monitor and the counsel for each of the Creditors Committees. Upon receiving the approval of the Monitor, ECHS shall forward that approval to the counsel for each of the Creditors Committees, and shall be entitled to complete the sale of the Condo in accordance with the offer to purchase, subject to the usual adjustments customary in the City of Calgary for such transactions.
- 8. All reasonable and ordinary closing costs, including without limitation goods and services and other applicable taxes, property taxes, and applicable condominium fees, shall be deducted from the sale proceeds of the Condo.
- 9. The Surrender Fee (as defined in the Affidavit of Kurtis Robinson filed February 23, 2015) shall also be deducted from the sale proceeds of the Condo. From the amount of the Surrender Fee, commissions, and legal fees and disbursements respecting the sale of the Condo shall be deducted. Any remaining balance of the Surrender Fee shall be held in trust by Bishop & McKenzie LLP pending further Order of this Honourable Court.
- 10. Upon the closing of the sale of the Condo, ECHS shall advise the Monitor and the counsel for each of the Creditors Committees that the sale has closed, and shall provide copies

of the statement of adjustments, the statement of funds received and disbursed, and confirmation that any remaining balance of the Surrender Fee is being held in trust.

- 11. Paragraphs 6 to 10 of this Order are without prejudice to any application which may be made by the remaining Life Lease Residents.
- 12. Upon the Monitor delivering a certificate (the "Monitor's Certificate") to the Court, in the form attached as Schedule "A" to this Order, certifying that the sale of the Condo has closed substantially in accordance with the terms of the purchase and sale agreement for the Condo and any remaining balance of the Surrender Fee is being held in trust, Concentra Trust shall provide to ECHS a registrable discharge of any mortgage or other encumbrance registered against the title to the Condo.

#### OTHER PAYMENTS

13. It is confirmed that any legal fees and disbursements for counsel in Alberta or British Columbia respecting any dealings of the Applicants with the Alberta Securities Commission or the British Columbia Securities Commission incurred by the Applicants shall form part of the Administration Charge granted in the Initial Order. For greater certainty, any legal fees and disbursements for counsel that are retained by any Director or Officer of the Applicants in order

Justice of the Court of Queen's Bench of Alberta

APPROVED AS TO THE ORDER GRANTED:
Gowling LaFleur Henderson LLP

McMillan Binch

Per:
Jeffrey Oliver, counsel for the Monitor

Bennett Jones

Per:
Christopher Simard, counsel for the CEF
Creditors Committee

Miles Davison LLP

Per:
Terry Czechowskyi, counsel for

PL Gourt of Queen's Bench of Alberta

McMillan Binch

Per:
Adam Maerov, counsel for Lutheran Church
Canada

Field LLP

Per:
Doug Nishimura, counsel for the DIL
Creditors Committee

Randy Kellen

	Justice of the Court of Queen's Bench of Alberta
APPROVED AS TO THE ORDER GRANTED Gowling LaFleur Henderson LLP	McMillan Binch
Per:	Per:
Jeffrey Oliver, counsel for the Monitor	Adam Maerov, counsel for Lutheran Church Canada
Bennett Jones	Field LLP
Per:	Per:
Christopher Simard, counsel for the CEF Creditors Committee	Doug Nishimura, counsel for the DIL Creditors Committee
Miles Davison LLP	
Per:	
Terry Czechowskyj, counsel for Randy Kellen	

	Justice of the Court of Queen's Bench of Alberta
APPROVED AS TO THE ORDER GRANTED Gowling LaFleur Henderson LLP	D: McMillan Binch
Per:	Per: Adam Maerov, counsel for Lutheran Church Canada
Per: Christopher Simard, counsel for the CEF Creditors Committee	Field LLP  Per:  Doug Nishimura, counsel for the DIL  Creditors Committee
Miles Davison LLP	
Per: Terry Czechowskyj, counsel for Randy Kellen	

-	Justice of the Court of Queen's Bench of Alberta
APPROVED AS TO THE ORDER GRANTED Gowling LaFleur Henderson LLP	: McMillan Binch
Per:	Per:
Per:Christopher Simard, counsel for the CEF Creditors Committee	Per: Doug Nishimura, counsel for the DIL Creditors Committee
Miles Davison LLP	
Per: Terry Czechowskyj, counsel for Randy Kellen	,

-	Justice of the Court of Queen's Bench of Alberta
APPROVED AS TO THE ORDER GRANTED: Gowling LaFleur Henderson LLP	McMillan Binch
Per:	Per Adam Maerov, counsel for Lutheran Church Canada
Bennett Jones	Field LLP
Per:	Per
Christopher Simard, counsel for the CEF Creditors Committee	Doug Nishimura, counsel for the DIL Creditors Committee
Miles Davison LLP	

Terry Czechowskyj, pourisel for

Randy Kellen

### Schedule "A" - Monitor's Certificate

COURT FILE NUMBER

1501-00955

Clerk's Stamp

COURT

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**APPLICANTS** 

LUTHERAN CHURCH - CANADA, THE ALBERTA - BRITISH COLUMBIA DISTRICT, ENCHARIS COMMUNITY HOUSING AND SERVICES, ENCHARIS MANAGEMENT AND SUPPORT SERVICES, AND LUTHERAN

CHURCH – CANADA, THE ALBERTA – BRITISH COLUMBIA DISTRICT INVESTMENTS LTD.

DOCUMENT

**MONITOR'S CERTIFICATE** 

(Life Lease Lands)

ADDRESS FOR SERVICE

AND

Gowling LaFleur Henderson LLP

CONTACT INFORMATION

1600-421-7<sup>th</sup> Avenue SW Caigary, Alberta T2P 4K9

OF

Attn: Jeffrey Oliver

PARTY FILING THIS

Phone: 403-298-1000

DOCUMENT

Fax: 403-263-9193

#### **RECITALS**

- A. Pursuant to an Order of the Honourable Justice K.D. Yamauchi of the Court of Queen's Bench of Alberta, Judicial District of Calgary (the "Court") dated January 23, 2015, Deloitte Restructuring Inc. was appointed as the Monitor of the Applicants.
- B. Pursuant to an Order of the Court dated June 26, 2015 (the "Order"), the Court approved the purchase and sale of the Condos, which are subject to Life Leases as those terms are defined in the Order, subject to the conditions contained in the Order.
- C. Pursuant to the Order, any mortgage or other encumbrance registered against the Condos by Concentra Trust is to be discharged upon the Monitor providing a certificate certifying that the sale of the Condo has closed substantially in accordance with the

terms of the purchase and sale agreement for the Condo and any remaining balance of the Surrender Fee is being held in trust.

# THE MONITOR CERTIFIES THE FOLLOWING:

1.	The sale of the Condo municipally known as, described as:	and legally
	has closed substantially in accordance with the terms of the purchase agreement for the Condo;	and sale
2.	The sale of the Lands has been completed to the satisfaction of the M	fonitor;
3.	The remaining balance of the Surrender Fee, in the amount of \$being held in trust; and	, is
4.	This Certificate was delivered by the Monitor at on	<u>.</u>

Deloitte Restructuring Inc., In its capacity as Court-appointed Monitor of Lutheran Church – Canada, the Alberta – British Columbia District, Encharis Community Housing and Services, Encharis Management and Support Services, and Lutheran – Church – Canada, the Alberta – British Columbia District Investments Ltd.

Jeff Keeble CA, CIRP, CBV Senior Vice-President