



NO. S221724
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE *STRATA PROPERTY ACT*, S.B.C. 1998, c.43

and

**IN THE MATTER OF THE APPLICATION FOR THE WIND-UP OF
STRATA PLAN LMS3746**

BETWEEN:

THE OWNERS, STRATA PLAN LMS3746,
GEORGIA COURT BT LTD., and
DEREK LAI, IN HIS CAPACITY AS
LIQUIDATOR OF THE OWNERS, STRATA PLAN LMS3746

PETITIONERS

AND:

STRATHCONA DENTURE CLINIC INC.,
HONG FAI KWANG and WENDY YUK SIM CHAN,
CHUNG MING LI, TONG LAI KUEN LI,
and each of the parties set out in
Appendix "A" to this Petition

RESPONDENTS

ORDER

BEFORE JUSTICE BALL

ON MONDAY, THE 4TH DAY OF
DECEMBER 2023.

ON THE Notice of Application filed November 24, 2023 coming on for hearing at Vancouver, B.C., on Monday, the 4th day of December, 2023, and on hearing Peter J. Roberts, K.C., counsel for the Petitioner Crowe MacKay & Company Ltd., and no one else appearing although duly served, and upon reading the pleadings and materials filed herein;

THIS COURT ORDERS that:

1. Crowe MacKay & Company Ltd. (the “**Liquidator**”) be substituted as a petitioner in place of Derek Lai and the style of cause be amended as follows:

BETWEEN:

THE OWNERS, STRATA PLAN LMS3746, GEORGIA COURT BT LTD., and
CROWE MACKAY & COMPANY LTD., IN ITS CAPACITY AS
LIQUIDATOR OF THE OWNERS, STRATA PLAN LMS3746

PETITIONERS

AND:

STRATHCONA DENTURE CLINIC INC.


RESPONDENT

2. The order of Justice Ball made November 9, 2022, and not yet entered, (the “**2022 Order**”) be varied by deleting:

- (a) from paragraph 1(b) of the 2022 Order the words “Derek Lai, CPA, CMA, CIRP, of”;
- (b) from paragraph 2 of the 2022 Order the words “upon the filing of a certified copy of this order in the Land Title Office”; and
- (c) paragraph 7 of the 2022 Order approving the sale to Coromandel Acquisition 2016 Ltd.;

3. The Liquidator be awarded costs of this petition on a solicitor and client basis, and such costs shall be paid from, and form a charge upon, the proceeds of the sale of Georgia Court (the “**Liquidator’s Charge**”), and that the Liquidator’s Charge shall have priority over all secured creditors with charges registered on title to any of the Georgia Court Strata Lands.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



Peter J. Roberts, K.C.
COUNSEL FOR THE PETITIONERS

BY THE COURT

REGISTRAR

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BETWEEN:

THE OWNERS, STRATA PLAN LMS3746, GEORGIA
COURT BT LTD., and DEREK LAI, IN HIS
CAPACITY AS LIQUIDATOR OF THE OWNERS,
STRATA PLAN LMS3746

PETITIONERS

AND:

STRATHCONA DENTURE CLINIC INC.,
HONG FAI KWANG and WENDY YUK SIM
CHAN, CHUNG MING LI, TONG LAI KUEN LI,
and others

RESPONDENTS

ORDER



Barristers & Solicitors
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Attention: Peter J. Roberts, Q.C.

PJR/MI