



No. POR-S-S-2859
POWELL RIVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ROYAL BANK OF CANADA

PETITIONER

AND:

BLISS BODY & BATH LTD.
1391598 B.C. LTD.
TOD WILLIAM ENGLISH
YORK VENTURES LTD.
VARSITY CAPITAL CORPORATION
WIEBE PROPERTIES INC.
KANLYN HOLDINGS LTD.
MERCHANT OPPORTUNITIES CANADA LIMITED PARTNERSHIP
RESPONDENTS

RESPONSE TO PETITION

Filed by: York Ventures Ltd., Varsity Capital Corporation, Wiebe Properties Inc. and Kanlyn Holdings Ltd. (the "Petition Respondents")

THIS IS A RESPONSE TO the Petition filed August 20, 2025.

The petition respondent(s) consent(s) that the application will take 5 minutes.

Part 1: ORDERS CONSENTED TO:

The Petition Respondents consent to the granting of the orders set out in the following paragraphs of Part 1 of the petition:

NONE.

Part 2: ORDERS OPPOSED:

The Petition Respondents oppose the granting of the orders set out in Paragraph(s) 9, of Part 1, subject to the positions expressed in Part 3 of this Response to Petition:

Part 3: ORDERS ON WHICH NO POSITION IS TAKEN

The Petition Respondents take no position on the granting of the orders set out in Part 1 of the Petition.

Paragraph 4, 5, 6, and 12, provided that the costs of the proceeding are awarded at Scale A.

Paragraph 10, provided that the Petition Respondents reserve the right to participate in the determination of the amount required to redeem, and review and participate in the determination of the amounts sought by the Petitioner in any further accounting.

Part 4: FACTUAL BASIS:

1. The Petition Respondents do not dispute the facts as set out in the Petition reserving the rights to seek relief as set forth in Part 3 of this Response to Petition.
2. The Petition Respondents hold a second *inter alia* Mortgage and Assignment of Rents over the Lands which are the subject of this proceeding, registered under No. CB1100685 and CB1100686.
3. The Petition Respondents are relying upon the property herein being sold in order to recover the amounts of money owing on the mortgage.
4. This Petition Respondents require notice of the time and date of all hearings and applications herein be given to its solicitor.


Part 5: LEGAL BASIS:

5. The foreclosing mortgagee is not entitled to an order for conduct of sale during the redemption period as such would interfere with the rights and interests of the respondents.
6. The foreclosing mortgagee must prove on satisfactory evidence the amount due and owing and secured by the mortgage.
7. The standard redemption period in foreclosure proceeding commenced in British Columbia is six (6) months.
8. The Petition Respondents intend to rely on Rules 16-1 and 21-7 of the Supreme Court Civil Rules, and the Law and Equity Act R.S.B.C. 1996 c. 253.

Part 6: MATERIAL TO BE RELIED ON

9. Such Affidavits as may be provided should the Petition Respondents oppose any future hearings or applications to be brought herein.

Dated: September 9, 2025


 Solicitor for the Respondents:
 York Ventures Ltd., Varsity Capital
 Corporation, Wiebe Properties Inc.
 and Kanlyn Holdings Ltd.

Petition Respondents Address for Service:

Mailing Address for Service:	Brian C. Markus Law Corp. 930 – 777 Hornby Street Vancouver, BC V6Z 1S4 Attention: Brian C. Markus
Fax number address for service:	604-688-9981
Email address for service:	bcm@lightspeed.ca
Name of the Petitioner Respondent's Lawyer, if any:	as above

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