

No. S-261320
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ROYAL BANK OF CANADA

PLAINTIFF

AND

WESTCOAST APPLIANCE CENTRE 2014 LTD.
CAPITAL IRON (2022) LTD.
ARAM HOLDINGS LTD.
TAHAMTAN ARAM ALSO KNOWN AS FRED ARAM

DEFENDANTS

ORDER MADE AFTER APPLICATION

BEFORE) HONOURABLE JUSTICE) APRIL 8, 2026
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)

ON THE APPLICATION of BDO Canada Limited, in its capacity as receiver and manager (in such capacity, the “Receiver”) of Westcoast Appliance Centre 2014 Ltd. (“Westcoast”) and Capital Iron (2022) Ltd. (“Capital Iron”, along with Westcoast, collectively the “Companies” or the “Debtors”), dated April 1, 2026, coming on for hearing at Vancouver, British Columbia on April 8, 2026 and on hearing Daniel Shouldice, counsel for the Receiver, and those counsel as listed on Schedule “A” hereto, and no one else appearing, although duly served; AND UPON READING the material filed, including the Order of the Court made February 27, 2026 (the “Receivership Order”), the Receiver’s First Report to Court dated March 11, 2026 (the “First Report”) and the Receiver’s Second Report to Court dated April 2, 2026 (the “Second Report”).

THIS COURT ORDERS that:

SERVICE

1. The time for service of the Notice of Application for this Order is hereby abridged so that this application is properly returnable today and further service thereof is hereby dispensed with.

AUCTION SERVICES AGREEMENT

2. The transactions (the "**Transactions**") contemplated by the Auction Services Agreement dated March 28, 2026 (the "**Auction Services Agreement**") between the Receiver and Able Solutions Inc. (the "**Auctioneer**"), a copy of which is attached as Appendix "C" to the Second Report is hereby approved, and the Auction Services Agreement is commercially reasonable. The execution of the Auction Services Agreement by the Receiver is hereby authorized and approved, and the Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transactions and for the conveyance to any buyer (each, a "**Buyer**") of any of the Assets (as defined in the Auction Services Agreement).
3. The Assets are declared to be property of the Debtors within the meaning of the Receivership Order.
4. The Receiver and the Auctioneer are authorized to market and sell the Assets in accordance with the terms of the Auction Services Agreement, and upon sale of any of the Assets by the Auctioneer in accordance with the Auction Services Agreement and payment of the purchase price for any such Asset, all of the Debtors' right, title and interest in and to such Assets shall vest absolutely in the Buyer, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise

(collectively, the “**Claims**”) including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Receivership Order; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system; and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to such Assets are hereby expunged and discharged as against such Assets.

5. No authorization, approval or other action by and no notice to or filing with any governmental authority or regulatory body exercising jurisdiction over the Assets is required for the due execution, delivery and performance by the Receiver of the Auction Services Agreement.
6. For the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Assets (the “**Net Proceeds**”) shall stand in the place and stead of the Assets, and all Claims shall attach to the net proceeds from the sale of the Assets with the same priority as they had with respect to the Assets immediately prior to the sale under the Auction Services Agreement, as if the Assets had not been sold and remained in the possession or control of the person having had possession or control immediately prior to the sale.
7. Any Buyer of any of the Assets shall, by virtue of completion of the purchase of any Asset under this Order and the Auction Services Agreement, have no liability of any kind whatsoever in respect of any Claims.
8. Upon receipt of the Net Sale Proceeds and completion of the Transactions contemplated in the Auction Services Agreement, the Receiver shall file a certificate with this Court confirming the same.
9. Notwithstanding:
 - a. these proceedings;

- b. any applications for a bankruptcy order in respect of the Debtors now or hereafter made pursuant to the *Bankruptcy and Insolvency Act* and any bankruptcy order issued pursuant to any such applications; and
- c. any assignment in bankruptcy made by or in respect of the Debtors

the vesting of the Assets in a Buyer pursuant to this Order and the Auction Services Agreement shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtors and shall not be void or voidable by creditors of the Debtors, nor shall it constitute or be deemed to be a transfer at undervalue, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the *Bankruptcy and Insolvency Act* or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

10. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.
11. The Receiver or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

GENERAL

12. Endorsement of this Order by parties and counsel appearing on this application other than counsel for the Receiver is dispensed with.

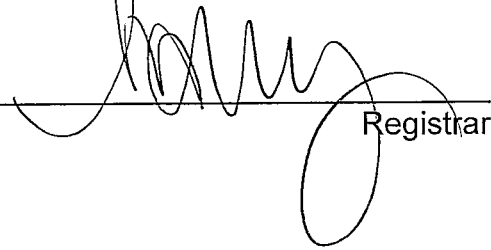
THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



Signature of lawyer for the Receiver
Daniel Shouldice



By the Court



Registrar

Schedule "A"

LIST OF COUNSEL

Edmonton Weston and Sheryl Dubo (via Trans)	Royal Bank of Canada
Mila Ghoraizy db	Contract Nationwide Group Inc.
Balpreet Khatri / Bobby H. Sachdeva (via Trans)	Wells Fargo Capital Finance Corporation Canada
Mia Laitz	Elavon Inc.

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ORDER MADE AFTER APPLICATION

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Attention: Daniel Shouldice

File No. 325145
