



FORCE FILED

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

NOTICE OF APPLICATION

Name of applicant: 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**”)

To: The Service List

TAKE NOTICE that an application will be made by the applicant to the Honourable Justice Veenstra at the courthouse at 800 Smithe Street, in the City of Vancouver, in the Province of British Columbia, on March 13, 2026 at 9:00 a.m. for the order(s) set out in Part 1 below.

The applicant estimates that the application will take 1 hour.

This matter is not within the jurisdiction of an associate judge. The Honourable Justice Veenstra is seized of this matter.

Part 1: ORDER(S) SOUGHT

1. An Order abridging the time for service of this Notice of Application so that it is properly returnable on March 13, 2026.
2. An Order varying paragraph 26 of the Order of Justice Veenstra made February 27, 2026 (the "**Receivership Order**") to increase the amount the Receiver is authorized and empowered to borrow from \$150,000 to \$500,000.
3. An Order that Resilient IT Services Inc. ("**Resilient IT**") forthwith comply with paragraph 9 of the Receivership Order and give the Receiver unfettered access to the Records (as defined in the Receivership Order) stored or otherwise contained on computer and other electronic systems in the possession and control of Resilient IT, for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein, for a period of no less than 30 days.
4. An Order approving the Receiver's activities set out in the first report of the Receiver dated March 11, 2026 (the "**First Report**").
5. Such further and other relief as this Honourable Court may deem just.

Part 2: FACTUAL BASIS

1. All capitalized terms used and not otherwise defined herein have the same meaning given to them in the Receiver's First Report.
2. On February 27, 2026, the Receiver was appointed receiver and manager, without security, of all of the assets, undertakings and properties of the Companies pursuant to the Receivership Order, upon the application of the Plaintiff, the Royal Bank of Canada ("**RBC**").
3. The principal business of the Companies was to operate as a home appliance, indoor furniture, and outdoor furniture retailer based in Victoria, British Columbia.

4. Westcoast operated from a leased premises located at 3090 Nanaimo St., Victoria, British Columbia (the "**Westcoast Premises**"). Capital Iron operated from leased premises located at 1900 Store St. and 1908 Store St., Victoria, British Columbia (the "**Capital Iron Premises**", together with the Westcoast Premises, the "**Companies Premises**"). The principal of the Companies is Fred Aram (the "**Principal**").
5. The Companies struggled with working capital deficiencies and ceased operations on February 20, 2026 (the "**Closing Date**").
6. The primary secured creditors of each of the Companies are RBC, Cantrex Nationwide Group Inc. ("**Cantrex**") and Wells Fargo Capital Finance Corporation Canada ("**Wells Fargo**"). Pursuant to paragraph 3 of the Receivership Order, the Court has directed the Receiver to prioritize a review of the priorities among RBC, Cantrex, and Wells Fargo and the collateral subject to any priority interests of Wells Fargo or Cantrex. The Receiver's understanding of the priorities between the security interests of RBC, Cantrex and Wells Fargo are detailed in the First Report.
7. As detailed in the First Report, since the date of the Receivership Order, the Receiver has, among other things, done the following:
 - (a) attended the Companies Premises to take possession and secure the Companies' assets and property located there;
 - (b) facilitated and administered the WEPP claims of former employees of the Companies;
 - (c) worked with Cantrex, Wells Fargo, and RBC to identify assets at the Companies Premises subject to their respective security interests to assess priorities among such secured creditors;
 - (d) solicited an auction proposal with respect to the liquidation of the Companies' assets;

- (e) sought access to the Companies' cloud-based servers through the Companies' IT service provider, Resilient IT Services Inc. ("**Resilient IT**"). As of the date of this Notice of Application, Resilient IT has failed or refused to provide such access to the Receiver; and
 - (f) corresponded with customers who claim to have partially or fully paid the purchase price for certain inventory items that may be located at the Companies Premises.
8. The Receiver seeks an increase in the authorized borrowings under the Receivership from \$150,000 to \$500,000. To date, the Receiver has issued a Receiver's Certificate for borrowings in the amount of \$150,00 for payment of costs associated with occupation rent, utilities, insurance, and contractor fees. The Receiver's estimated costs to May 2026 are outlined at paragraph 84 of the First Report, primarily consisting of occupation rent for the Companies Premises.
9. As detailed in the First Report, the Receiver anticipates taking the following steps (among others) following the hearing of this application:
- (a) obtain access to the Companies' books and records on their cloud-based servers possessed or controlled by Resilient IT;
 - (b) pursue recovery of collectible accounts receivable identified upon obtaining access to the Companies' books and records;
 - (c) pursue recovery of the Transferred Funds from BMO;
 - (d) work with Cantrex, Wells Fargo, and RBC to identify assets at the Companies Premises subject to their respective security interests to assess priorities among such secured creditors and determine the most efficient realization process for such assets; and
 - (e) return to Court to seek approval of, among other things, a liquidation agreement with Able Auctions and, if necessary, orders and directions to address any buyer's lien claims under the *Sale of Goods Act*.

Part 3: LEGAL BASIS

Increase in Receiver's Borrowings Charge

1. Pursuant to paragraph 26 of the Receivership Order, the Receiver is authorized and empowered to borrow up to \$150,000. The Receiver seeks authorization to borrow up to \$500,000 and for such increased borrowings to be secured by the Receiver's Borrowings Charge.
2. The Receiver's request to increase borrowings are consistent with the powers and authorities granted to the Receiver under the Receivership Order and necessary for the Receiver's mandate to secure the Companies' assets at the Companies Premises while the Receiver, RBC, Cantrex and Wells Fargo determine the most efficient realization process for the inventory units located there.

Access to Companies' Server

3. Pursuant to paragraph 9 of the Receivership Order, all Persons in possession or control of Records stored or otherwise contained on a computer or other electronic system of information storage are required to give the Receiver unfettered access for the Receiver to recover and fully copy all of the information contained therein.
4. Resilient IT has been notified of its obligations under paragraph 9 of the Receivership Order, but has failed or refused to comply.

Approval of the Receiver's Activities

5. The Court has inherent jurisdiction to review and approve or disapprove of the activities of the court-appointed Receiver. Where the Receiver has met the objective test of establishing that it has acted reasonably, prudently and not arbitrarily, the Court may approve the activities of the Receiver.

Leslie & Irene Dube Foundation Inc. v. P218 Enterprises Ltd., 2014 BCSC 1855, at para. 54

6. The Receiver's activities as set out in the First Report have all been necessary and conducted reasonably and prudently in accordance with the terms of the Receivership Order. Therefore, the Receiver seeks approval of such activities.

Part 4: MATERIAL TO BE RELIED ON

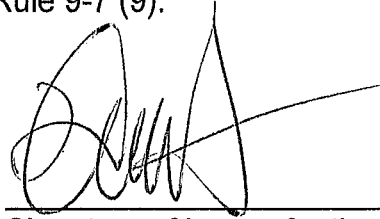
1. First Report of the Receiver, dated March 11, 2026.
2. Such further and other materials as counsel may advise and this Honourable Court may permit.

TO THE PERSONS RECEIVING THIS NOTICE OF APPLICATION: If you wish to respond to this notice of application, you must, within 5 business days after service of this notice of application or, if this application is brought under Rule 9-7, within 8 business days after service of this notice of application,

- (a) file an application response in Form 33,
- (b) file the original of every affidavit, and of every other document, that
 - (i) you intend to refer to at the hearing of this application, and
 - (ii) has not already been filed in the proceeding, and
- (c) serve on the applicant 2 copies of the following, and on every other party of record one copy of the following:
 - (i) a copy of the filed application response;
 - (ii) a copy of each of the filed affidavits and other documents that you intend to refer to at the hearing of this application and that has not already been served on that person;

- (iii) if this application is brought under Rule 9-7, any notice that you are required to give under Rule 9-7 (9).

Date: March 11, 2026



Signature of lawyer for the Receiver

Daniel Shouldice

To be completed by the court only:

Order made

in the terms requested in paragraphs _____ of Part 1 of this notice of application

with the following variations and additional terms:

Date: _____

Signature of Judge Associate Judge

APPENDIX

THIS APPLICATION INVOLVES THE FOLLOWING:

- discovery: comply with demand for documents
- discovery: production of additional documents
- other matters concerning document discovery
- extend oral discovery
- other matter concerning oral discovery
- amend pleadings
- add/change parties
- summary judgment
- summary trial
- service
- mediation
- adjournments
- proceedings at trial
- case plan orders: amend
- case plan orders: other
- experts
- none of the above

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

NOTICE OF APPLICATION

Name of applicant: 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**")

To: The Service List

TAKE NOTICE that an application will be made by the applicant to the Honourable Justice Veenstra at the courthouse at 800 Smithe Street, in the City of Vancouver, in the Province of British Columbia, on March 13, 2026 at 9:00 a.m. for the order(s) set out in Part 1 below.

The applicant estimates that the application will take 1 hour.

This matter is not within the jurisdiction of an associate judge. The Honourable Justice Veenstra is seized of this matter.

Part 1: ORDER(S) SOUGHT

1. An Order abridging the time for service of this Notice of Application so that it is properly returnable on March 13, 2026.
2. An Order varying paragraph 26 of the Order of Justice Veenstra made February 27, 2026 (the "**Receivership Order**") to increase the amount the Receiver is authorized and empowered to borrow from \$150,000 to \$500,000.
3. An Order that Resilient IT Services Inc. ("**Resilient IT**") forthwith comply with paragraph 9 of the Receivership Order and give the Receiver unfettered access to the Records (as defined in the Receivership Order) stored or otherwise contained on computer and other electronic systems in the possession and control of Resilient IT, for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein, for a period of no less than 30 days.
4. An Order approving the Receiver's activities set out in the first report of the Receiver dated March 11, 2026 (the "**First Report**").
5. Such further and other relief as this Honourable Court may deem just.

Part 2: FACTUAL BASIS

1. All capitalized terms used and not otherwise defined herein have the same meaning given to them in the Receiver's First Report.
2. On February 27, 2026, the Receiver was appointed receiver and manager, without security, of all of the assets, undertakings and properties of the Companies pursuant to the Receivership Order, upon the application of the Plaintiff, the Royal Bank of Canada ("**RBC**").
3. The principal business of the Companies was to operate as a home appliance, indoor furniture, and outdoor furniture retailer based in Victoria, British Columbia.

4. Westcoast operated from a leased premises located at 3090 Nanaimo St., Victoria, British Columbia (the "**Westcoast Premises**"). Capital Iron operated from leased premises located at 1900 Store St. and 1908 Store St., Victoria, British Columbia (the "**Capital Iron Premises**", together with the Westcoast Premises, the "**Companies Premises**"). The principal of the Companies is Fred Aram (the "**Principal**").
5. The Companies struggled with working capital deficiencies and ceased operations on February 20, 2026 (the "**Closing Date**").
6. The primary secured creditors of each of the Companies are RBC, Cantrex Nationwide Group Inc. ("**Cantrex**") and Wells Fargo Capital Finance Corporation Canada ("**Wells Fargo**"). Pursuant to paragraph 3 of the Receivership Order, the Court has directed the Receiver to prioritize a review of the priorities among RBC, Cantrex, and Wells Fargo and the collateral subject to any priority interests of Wells Fargo or Cantrex. The Receiver's understanding of the priorities between the security interests of RBC, Cantrex and Wells Fargo are detailed in the First Report.
7. As detailed in the First Report, since the date of the Receivership Order, the Receiver has, among other things, done the following:
 - (a) attended the Companies Premises to take possession and secure the Companies' assets and property located there;
 - (b) facilitated and administered the WEPP claims of former employees of the Companies;
 - (c) worked with Cantrex, Wells Fargo, and RBC to identify assets at the Companies Premises subject to their respective security interests to assess priorities among such secured creditors;
 - (d) solicited an auction proposal with respect to the liquidation of the Companies' assets;

- (e) sought access to the Companies' cloud-based servers through the Companies' IT service provider, Resilient IT Services Inc. ("**Resilient IT**"). As of the date of this Notice of Application, Resilient IT has failed or refused to provide such access to the Receiver; and
 - (f) corresponded with customers who claim to have partially or fully paid the purchase price for certain inventory items that may be located at the Companies Premises.
8. The Receiver seeks an increase in the authorized borrowings under the Receivership from \$150,000 to \$500,000. To date, the Receiver has issued a Receiver's Certificate for borrowings in the amount of \$150,00 for payment of costs associated with occupation rent, utilities, insurance, and contractor fees. The Receiver's estimated costs to May 2026 are outlined at paragraph 84 of the First Report, primarily consisting of occupation rent for the Companies Premises.
9. As detailed in the First Report, the Receiver anticipates taking the following steps (among others) following the hearing of this application:
- (a) obtain access to the Companies' books and records on their cloud-based servers possessed or controlled by Resilient IT;
 - (b) pursue recovery of collectible accounts receivable identified upon obtaining access to the Companies' books and records;
 - (c) pursue recovery of the Transferred Funds from BMO;
 - (d) work with Cantrex, Wells Fargo, and RBC to identify assets at the Companies Premises subject to their respective security interests to assess priorities among such secured creditors and determine the most efficient realization process for such assets; and
 - (e) return to Court to seek approval of, among other things, a liquidation agreement with Able Auctions and, if necessary, orders and directions to address any buyer's lien claims under the *Sale of Goods Act*.

Part 3: LEGAL BASIS

Increase in Receiver's Borrowings Charge

1. Pursuant to paragraph 26 of the Receivership Order, the Receiver is authorized and empowered to borrow up to \$150,000. The Receiver seeks authorization to borrow up to \$500,000 and for such increased borrowings to be secured by the Receiver's Borrowings Charge.
2. The Receiver's request to increase borrowings are consistent with the powers and authorities granted to the Receiver under the Receivership Order and necessary for the Receiver's mandate to secure the Companies' assets at the Companies Premises while the Receiver, RBC, Cantrex and Wells Fargo determine the most efficient realization process for the inventory units located there.

Access to Companies' Server

3. Pursuant to paragraph 9 of the Receivership Order, all Persons in possession or control of Records stored or otherwise contained on a computer or other electronic system of information storage are required to give the Receiver unfettered access for the Receiver to recover and fully copy all of the information contained therein.
4. Resilient IT has been notified of its obligations under paragraph 9 of the Receivership Order, but has failed or refused to comply.

Approval of the Receiver's Activities

5. The Court has inherent jurisdiction to review and approve or disapprove of the activities of the court-appointed Receiver. Where the Receiver has met the objective test of establishing that it has acted reasonably, prudently and not arbitrarily, the Court may approve the activities of the Receiver.

Leslie & Irene Dube Foundation Inc. v. P218 Enterprises Ltd., 2014 BCSC 1855, at para. 54

6. The Receiver's activities as set out in the First Report have all been necessary and conducted reasonably and prudently in accordance with the terms of the Receivership Order. Therefore, the Receiver seeks approval of such activities.

Part 4: MATERIAL TO BE RELIED ON

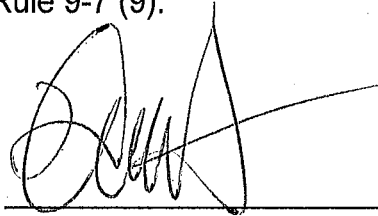
1. First Report of the Receiver, dated March 11, 2026.
2. Such further and other materials as counsel may advise and this Honourable Court may permit.

TO THE PERSONS RECEIVING THIS NOTICE OF APPLICATION: If you wish to respond to this notice of application, you must, within 5 business days after service of this notice of application or, if this application is brought under Rule 9-7, within 8 business days after service of this notice of application,

- (a) file an application response in Form 33,
- (b) file the original of every affidavit, and of every other document, that
 - (i) you intend to refer to at the hearing of this application, and
 - (ii) has not already been filed in the proceeding, and
- (c) serve on the applicant 2 copies of the following, and on every other party of record one copy of the following:
 - (i) a copy of the filed application response;
 - (ii) a copy of each of the filed affidavits and other documents that you intend to refer to at the hearing of this application and that has not already been served on that person;

- (iii) if this application is brought under Rule 9-7, any notice that you are required to give under Rule 9-7 (9).

Date: March 11, 2026



Signature of lawyer for the Receiver

Daniel Shouldice

To be completed by the court only:

Order made

in the terms requested in paragraphs _____ of Part 1 of this notice of application

with the following variations and additional terms:

Date: _____

Signature of Judge Associate Judge

APPENDIX

THIS APPLICATION INVOLVES THE FOLLOWING:

- discovery: comply with demand for documents
- discovery: production of additional documents
- other matters concerning document discovery
- extend oral discovery
- other matter concerning oral discovery
- amend pleadings
- add/change parties
- summary judgment
- summary trial
- service
- mediation
- adjournments
- proceedings at trial
- case plan orders: amend
- case plan orders: other
- experts
- none of the above