

In the Matter of the Notice of Intention to Make a Proposal of

Docket: B301 037338

Between:

FTI Consulting Canada Inc

Applicant

- and -

Razor Holdings GP Corp

Respondent

In the Matter of the Notice of Intention to Make a Proposal of

Docket: B301 037340

Between:

FTI Consulting Canada Inc

Applicant

- and -

Razor Royalties Limited Partnership

Respondent

**Reasons for Judgment
of
Honourable Justice M. J. Lema**

I. Introduction

[1] Is the arrears-triggered disconnection (or lockout) of a gas producer by a gas-plant operator a continuing remedy and accordingly one stayed under the producer's notice-of-intention proceedings under the *Bankruptcy and Insolvency Act*?

[2] The producer seeks an order declaring that the stay applies and directing reconnection to the gas-gathering system and processing of its production on certain payment terms.

[3] The operator characterizes the lockout as a completed step and thus, not offside the *BIA* stay. Alternatively, if the stay applies and reconnection follows, the operator seeks going-forward terms including immediate payment, a critical-supplier's charge, and payment of some of the existing arrears.

[4] I find that the lockout was a continuing remedy, that it was stayed when the *BIA* notice of intention was filed, that reconnection is required, and that, with the stay not applying to any post-NOI arrears that may accrue, the parties' existing agreements will govern future services and payments for them i.e., without the Court setting such terms.

II. Background

[5] Razor and Conifer are oil and gas producers. Conifer is also the operator of a gas plant in the South Swan Hills area in which both are producing natural gas.

[6] Per Conifer, Razor owes approximately \$8 million to it, relating in part to processing-charge and capital-cost shortfalls. Razor disputes that figure.

[7] After long-running attempts to negotiate the clearance of those arrears, Conifer notified Razor that, relying on a right in their operating-procedure agreement, it intended to disconnect Razor from the gas-gathering system if it did not clear its arrears or agree to a satisfactory payment arrangement.

[8] Neither happened, eventually leading to Conifer disconnecting Razor from the system, Razor shortly afterwards filing a notice of intention to file a proposal under the *Bankruptcy and Insolvency Act*, and the current debate over the scope of the resulting stay and its impact (if any) on the lockout.

III. Issues

[9] The first issue is whether the lockout constitutes a continuing debt-collection remedy. If so, it is stayed by the *BIA* stay. The second is the appropriate remedy in such case. Assuming it includes reconnection, the third is on what term(s) should future services be provided by Conifer.

IV. Analysis

A. Stay provision

[10] Here is the applicable *BIA* provision (para 69(1)(a)):

Subject to subsections (2) and (3) and sections 69.4, 69.5 and 69.6 [none of which apply here, at least not currently], on the filing of a notice of intention under section 50.4 by an insolvent person,

- (a) no creditor has **any remedy** against the insolvent person or the insolvent person's property, or shall commence or continue **any** action, execution or **other proceedings**, for the recovery of a claim provable in bankruptcy[.] [emphasis added]

[11] Conifer did not argue, and it could not plausibly have argued, that Razor is not an insolvent person, that a notice of intention has not been filed, or that its claim for contractual amounts owing by Razor through to the lockout is not a claim provable in bankruptcy i.e. would not fall within the scope of s 121 *BIA* if a bankruptcy had occurred on the NOI filing date.

[12] Leaving the questions of whether the lockout constitutes a remedy or other proceeding (or both) and, if so, whether the stay captures the lockout when it occurred before the NOI was filed.

[13] I start by examining the scope of the key terms here.

B. Broad scope of “remedy” and “other proceedings”

[14] The scope of “remedy” and “other proceedings” is broad, including both judicial and extrajudicial debt-collection steps. Per *Vachon v Canada Employment and Immigration Commission*, [1985] 2 SCR 417:

Appellant in my view properly relied upon the English version of s. 49(1) of the *Bankruptcy Act*, where the word *recours* is rendered by the word "remedy", **giving to it and to the words "autres procédures" ("other proceedings") a very broad meaning which covers any kind of attempt at recovery, judicial or extrajudicial.** *Black's Law Dictionary* (5th ed. 1979), defines "remedy":

The **means by which a right is enforced** or the violation of a right is prevented, redressed, or compensated.

and below:

Remedy means **any remedial right** to which an aggrieved party is entitled with or without resort to a tribunal.

Jowitt's Dictionary of English Law (2nd ed. 1977), vol. 2, gives an almost identical definition:

the means by which the violation of a right is prevented, redressed, or compensated. Remedies are of four kinds: (1) by act of the party injured . . .; (2) by operation of law . . .; (3) **by agreement between the parties** ...; (4) by judicial remedy, *e.g.* action or suit. **The last are called judicial remedies, as opposed to the first three classes which are extrajudicial.**

The courts have also interpreted the stay of proceedings imposed by s. 49(1) of the *Bankruptcy Act* **very broadly.**

[discussion of cases involving distress for unpaid municipal taxes, incomplete seizures, and bids to cut off utilities].

This Court of course does not have to decide whether the conclusions of these judgments are correct, but in my opinion **the courts were right to give, expressly or by implication, a broad meaning to the stay of proceedings imposed by s. 49(1) of the *Bankruptcy Act*. This broad meaning is confirmed by the fact that the legislator took the trouble to exclude actions against either the creditor or his property.**

As Houlden and Morawetz wrote in *Bankruptcy Law of Canada*, vol. 1, p. F-70.1, under s. 49 of the *Bankruptcy Act*:

An ordinary unsecured creditor with a claim provable in bankruptcy can only obtain payment of that claim subject to and in accordance with the terms of the Bankruptcy Act. The procedure laid down by that Act completely excludes any other remedy or procedure.

The *Bankruptcy Act* governs bankruptcy in all its aspects. It is therefore understandable that **the legislator wished to suspend all proceedings, administrative or judicial, so that all the objectives of the Act could be attained.**

Accordingly, I consider that s. 49(1) of the *Bankruptcy Act* is sufficiently broad to include recovery by retention from subsequent [unemployment-insurance] benefits, such as the recovery at issue here. [paras 21-31] [emphasis added]

[15] Recall as well that para 69(1)(a) refers to “**any** remedy” and “**any** ... other proceedings”, without any limitation to legal remedies or proceedings.

[16] Further examples of extrajudicial steps found to constitute “remedies” or “proceedings” include:

- **setting off** current payments (for coal deliveries) against pre-existing arrears: *Quintette Coal Ltd v Nippon Steel Corp*, 1990 CanLII 430 (BCCA), found to fall within the scope of a s 11 CCAA stay of “proceedings” (see paragraph beginning “Quintette continued to make coal deliveries ...” and paragraphs from that beginning with “It is evident from the above that ...” .. up to and including that beginning with “As Thackray, J. has not been shown to have erred ...”]
- “**sweeping [the debtor’s] operating account** and **[capping]** the amount available to [the debtor] [under a **revolving credit facility**]: *Heritage Flooring BIA Proposal (Re)*, 2004 NBQB 168 (para 82);
- **distraining** for unpaid rent: *Ford Credit Canada Ltd v Crosbie Realty Ltd*, 1992 CanLII 7132 (NLCA) (paras 21-26) and *Durham Sports Barn Inc (bankruptcy proposal)*, 2020 ONSC 5938 (42-49);
- **registering a caveat** as a prelude to enforcing a condominium levy: *Condominium Plan No 78R15349 v Fayad*, 2001 SKQB 104 (paras 23 and 24); and
- seeking an **injunction to enforce continued business operations** in leased premises: *Golden Griddle Corp v Fort Erie Truck & Travel Plaza Inc*, 2005 CanLII 81263 (ONSC) (paras 11-15).

[17] The focus of such steps is collection or attempted collection of existing indebtedness i.e. “remedies” or “other proceedings” for the “recovery of claims provable in bankruptcy.”

[18] By contrast, **terminating an agreement** was found to fall outside the scope of s. 69: *Canadian Petcetera Limited Partnership v 2876 R Holdings Ltd*, 2010 BCCA 469 (paras 20, 28

and 29). For the same (outside scope of s 69) treatment of **contract termination**, see also *Hutchingame Growth Capital Corporation v Independent Electricity System Operator*, 2020 ONCA 430 (paras 32-26) (leave denied: 2021 CanLII 2823 (SCC)). Examples of the same treatment in a landlord-tenant context include *Peel Housing Corp v Siewnarine*, 2008 CanLII 31815 (ONSC DC) (paras 12-26) and *BCIMC Realty Corporation v Fernandes*, 2021 CanLII 140640 (ON LTB) (determinations 1-7).

[19] The distinction with termination is the focus on ending the commercial relationship, not on recovery of outstanding arrears.

[20] I note that Conifer does not argue that the agreement in question has terminated, whether because of Razor's defaults or otherwise.

[21] Other "outside scope" examples noted in *Canadian Petcetera* are seeking *Criminal Code compensation orders*, pursuing a **contempt order**, or **enforcing post-bankruptcy indebtedness** (paras 30 and 31), all found not to involve claims provable in the insolvency proceeding. (I discuss the latter aspect later, with "post-bankruptcy" translated to "post-NOI".)

C. Purpose of stay

[22] *Golden Griddle* (cited above) accurately describes the purpose of staying such remedies and proceedings in a proposal setting:

While I agree that the word "remedy" in section 69(1)(a) should be given a broad interpretation, it must be a purposive one that is in accord with the objectives of the BIA generally, and in particular, the specific purposes of the stay provisions against secured and unsecured creditors, **giving**, in the words of E.B. Leonard and K.G. Marantz in their article, "Debt restructuring under the *Bankruptcy and Insolvency Act*, June 1, 1995 – Stays of Proceedings, under the *Bankruptcy and Insolvency Act*" (for the 1995 Insolvency Institute of Canada lectures), "**a reorganizing debtor an opportunity to have some 'breathing room' during which to negotiate with its creditors and hopefully put together a prospective financial restructuring which would meet their requirements.**"

A purposive definition of the word "remedy" in section 69(1)(a) would suggest that, **remedies which in any way hinder or could impair that process are caught within the section and are stayed**. The issue should be approached contextually on a case-by-case basis and the remedy sought should be considered in terms of its impact on the objectives of the statutory stay provision. It is the **impact rather than the generic nature of the relief sought which should govern. Therefore, if the injunctive relief sought detrimentally affects or could impair the ability of the insolvent person to put forth a proposal, it should be stayed**, whereas, if the nature of the injunction sought would have no effect whatsoever on that ability, it should not be stayed.

The nature of the injunctive relief sought here is to restrain the defendants from operating a restaurant other than a Golden Griddle and a convenience store other than a Nicholby's, and to restrain the defendants from terminating the lease arrangements. It is, in a sense, a **mandatory injunction that is sought to continue to have the defendants operate the outlets as a Golden Griddle restaurant and as a Nicholby's**. To operate as a Golden Griddle restaurant

requires compliance by the defendants with the franchise agreement provisions such as meeting certain standards and operating procedures, selling only approved products and services, purchasing food products and supplies from designated suppliers and maintaining adequate inventory and adequately trained personnel.

To enforce such provisions during the proposal period, in my view, would be a remedy which would interfere with the "breathing space" that section 69(1)(a) was meant to create, and, could have implications for and could impair the debtor's ability to restructure and put forth a proposal.

I, therefore find that the **nature of the injunctive relief sought here is such that because of its potential impact on the restructuring process it is caught by the wording of section 69(1)(a) and is, therefore, stayed.** [paras 11-15] [emphasis added]

D. Nature of lockout per Conifer

[23] Conifer itself recognizes the remedial nature of its lockout step. Per the February 15, 2024 Affidavit of its deponent (Heather Wilkins – Conifer's VP Finance):

On or around December 23, 2023, **after multiple attempts to get Razor to address its arrears**, Conifer exercised its rights under section 602(b)(ii) of the [Construction, Ownership and Operation Agreement], and **stopped receiving and processing Razor's gas by physically closing and locking valves** at 16 separate points within the South Swan Hills Gas Gathering System **on the basis of close to \$8 million in unpaid arrears.** [para 8]

Conifer has not received any payments and **no further enforcement steps** were taken following the disconnecting of services. [para 9]

Due to Razor's unwillingness to address its obligations, on or about November 2, 2023, conifer notified Razor that Conifer would **revoke Razor's privileges and disconnect services** at the Judy Creek Gas Plant in seven days ... **if Razor failed to remedy its arrears and bring its account into good standing.** ... [para 28]

... Conifer reiterated that **it would disconnect Razor's Services within seven days if Razor did not implement a monthly payment plan to bring its account into good standing.** [para 31]

On December 20, 2023, Conifer wrote ... to Razor that [a certain] proposal was not acceptable, and that **Conifer would follow through with Service Disconnection if Conifer did not receive at least \$2.5 million to pay towards Razor's arrears** by December 22, 2023. ... [para 34]

On December 29, 2023 ..., Conifer completed the Fuel Disconnection. At that time, **service to Razor's South Swan Hills Unit assets was completely disconnected from the fuel supply at the Judy Creek Gas Plant** with the exception of one generator running for building heat and pipeline tracers to preserve infrastructure integrity. [para 42]

I confirm that **Conifer has taken no further steps to enforce payment of Razor's arrears since the Fuel Disconnection on December 29, 2023.** [emphasis added]

[24] Conifer did not argue that its exercise of the described disconnection step, one its contractual rights under the agreement in question with Razor (and other parties), was not a “remedy” or “other proceeding” within the meaning of para 69(1)(a).

[25] Nor could it plausibly have done so, given the above-described breadth of the provision and the clearly acknowledged use of the lockout right to recover, or try to recover, Razor's arrears. Per *Vachon*, this was undoubtedly “[a] kind of attempt at recovery, judicial or extrajudicial” of amounts qualifying as a “provable claim in bankruptcy.”

[26] By invoking the lockout provision of its agreement with Razor (and others), Conifer was attempting to extract payment from Razor of the approximately \$8 million in arrears claimed by Conifer (not all of which are acknowledged by Razor) or some subset satisfactory to Conifer and accompanied by a satisfactory payment arrangement for the balance.

[27] As was acknowledged by Conifer's counsel in the bolded passages below:

... Conifer is preserving the *status quo*, which as of the date of Disconnection means **no further Services will be provided without the substantial past accounts being paid or satisfactory arrangements being reached.**

The key question in determining this [legitimacy-of-disconnection] issue is whether or not Conifer **already exercised its rights** prior to Razor filing its NOI. If it has, the issue is moot; **Conifer cannot breach the stay for an action taken prior to the existence of the Stay**, which was only triggered by the filing of the NOI.

Conifer agrees that the Stay was created pursuant to section 69(1)(a) of the *BIA*; however, Razor's submissions fail to acknowledge two key points: (1) **the remedy, in this case the Disconnection and cessation of the Services, was exercised on notice and prior to January 30, 2024 when Razor filed the NOI;** and (2) the Disconnection was implemented to prevent further costs from being incurred in the face of Razor's continued payment arrears. ...

Conifer reasonably exercised its rights by ceasing to provide Services at a loss through implementing the Disconnection when Razor failed to provide a viable plan to address its arrears. **The Disconnection was not a continuing action as characterized by Razor but rather a one-time permanent step** taken in December 2023 resulting from the disconnection at 16 separate points within the South Swan Hills Gas Gathering System. [Conifer brief, paras 12-15] [emphasis added]

[28] As seen here, Conifer is not arguing that its lockout step was not a remedy or other proceeding per para 69(1)(a), instead that the remedy was taken *and completed* before the NOI was filed and, having no ongoing effect, is thus beyond the reach of the NOI-triggered stay. (It also anchors the lockout in the anticipated avoidance of further losses, which I discuss later.)

[29] It is common ground that the lockout occurred, or at least began, before the NOI was filed.

[30] It is also common ground that the para 69(1)(a) stay does not have retroactive effect, in the sense of undoing completed steps. For instance, the stay did not reach back to undo Conifer's accomplished set-offs (pre-NOI) of amounts owing to Razor against the latter's debts to Conifer. Same if Conifer had obtained a judgment against Razor, obtained proceeds from execution, and applied them to Razor's debts. Or Conifer had otherwise taken and completed a collection step before the NOI was filed.

[31] It is also common ground, or at least cannot be disputed, that para 69(1)(a) captures, and stays, both the commencement *and continuation* of proceedings to recover provable claims. (Per *Vachon*, "remedies" and "other proceedings" are effectively synonymous, at least in the case of extrajudicial recovery steps i.e. the bar on commencing or continuing "other remedies" is equally a bar on commencing or continuing extrajudicial "remedies" generally.)

[32] Was the lockdown here a completed remedy?

E. Lockout a continuing remedy

[33] The answer is no: it was an ongoing (i.e. continuing) remedy.

[34] Despite Conifer's characterization of the lockdown as a "one-time permanent step", it was anything but. Per Conifer's counsel's February 6, 2024 letter to Razor:

Should Razor desire access to the Judy Creek Facility, Razor must make acceptable provisions to address its arrears and provide pre-payment for all costs associated with obtaining access to the facility, fuel gas and processing costs going forward. We have been advised by Conifer that *should an acceptable arrangement be met, ... it would take approximately 3 business days for its to reinstate production for Razor.* [emphasis added]

[35] That paragraph reflects the true nature of the lockdown: a reversible step designed to stay in place until Razor cleared or otherwise addressed its pre-NOI debt to Conifer's satisfaction.

[36] It was the very ongoing effect of the lockdown – daily preventing Razor from producing from the field(s) in question – that constituted Conifer's (contractually-permitted) leverage here.

[37] This was not a completed step i.e. a *former* remedy no longer providing leverage or pressure to pay.

[38] It was a continuing step, creating ongoing leverage and resulting in or contributing to Razor's decision to pursue a *BIA* proposal, starting with filing a NOI and triggering the para 69(1)(a) stay of proceedings.

[39] How can the lockdown fairly be regarded as a completed remedy, having no ongoing effect, when its express purpose – clearance of Razor's arrears or at least some portion (with a satisfactory payment arrangement for the balance) – was not achieved to any degree? And when (per the quoted letter) Conifer stood ready to reverse the lockdown i.e. following a hoped-for clearance of Razor's arrears or a subset with a satisfactory payment arrangement for the balance? And until that happened, Conifer continued the lockdown?

[40] The lockdown is functionally equivalent to a judgment creditor seizing and removing the judgment debtor's key equipment and advising that will restore the equipment if the judgment debt is cleared in full or satisfactory payment arrangements are made.

[41] The common feature is a creditor step interrupting the debtor's business operations, designed to pressure the debtor to clear or arrange to clear the debt.

[42] In both cases the genesis of the pressure is a legal right i.e. a contractual right in the first case and a judgment-enforcement right in the second.

[43] The question is not whether the creditor has the given right or whether it was appropriate to exercise it.

[44] It is whether the remedy pursued was completed (in which case the stay does not reach it) versus being an ongoing step (in which case it does), with the *BIA* aiming to quell such creditor actions pending (at minimum) preparation and circulation of a proposal.

[45] I return to this point after examining two other arguments from Conifer defending its lockout step.

F. Continuing lockout not a permissible status quo

[46] Conifer argued that continuing the lockout after post-NOI simply maintained the pre-NOI status quo.

[47] But that ignores para 69(1)(a)'s bar on commencing *or continuing* debt-collection steps. Given that bar, an in-progress collection action cannot be the status quo to be preserved. Otherwise, the only question would be whether the collection action had started pre-NOI. If that were right, any already-started collection action would be permitted to continue e.g. an ongoing effort to seize the debtor's property via writ, an in-progress auction to sell seized property, a garnishment continuing to attach a periodic receivable, and so on.

[48] But (as explained earlier) para 69(1)(a) shuts down in-progress collection actions, leaving no room for preservation of a "continuing action status quo."

[49] For an example of status-quo-maintaining step not breaching a *BIA* stay, see *BNS v Avramenko*, 2020 SKQB 54 (Elson J.), where an unsecured creditor sought to renew its judgment despite the bankruptcy of the debtor:

I am compelled to add, perhaps in *obiter*, that I would have granted the renewal [of the unsecured creditor's judgment under SKQB rules], even if the trustee had not been discharged. In my view, and construing s. 69.3(1) purposively, **the stay of proceedings does not apply to steps a judgment creditor takes to preserve a position it already enjoys.** As much as s. 7.1 of *The Limitations Act* and Rule 10-12 contemplate active steps by commencing a proceeding on the judgment, **the reality is that these are steps to preserve a judgment. They are neither new proceedings nor are they steps to execute on the judgment.** To conclude otherwise would be to force a judgment creditor to stand aside while its judgment expires through circumstances that may well be beyond its control. [para 17] [bold emphasis added]

[50] The renewal step so authorized allowed the judgment creditor to continue as such; it did not extend to enforcing the judgment, which would have offended the stay.

[51] Conifer did not point to this kind of status-quo-maintaining step here, only to its ongoing collection action via the lockout.

G. Conifer not a secured creditor in this context

[52] At the application, Conifer's counsel argued that Conifer is a secured creditor of Razor, pointing to a lien and charge provision (s 602(a)) in the operating agreement.

[53] Per that provision, Conifer indeed has a lien and charge "with respect to the **Functional Unit Participation** of each Owner in the **Facility** and such Owner's share of Facility Products, to secure payment of such Owner's proportionate share of the costs and expenses incurred by the Operator for the Joint Account."

[54] "**Functional Unit Participation**" means "with respect to any **Functional Unit**, the percentage interest ownership of each Owner in such Functional Unit as set forth opposite such Owner's name under the Appendix entitled "FACILITY AND FUNCTIONAL UNIT PARTICIPATION"[.]

[55] "**Functional Unit**" means a separate component of the Facility described under the Appendix entitled "DESCRIPTION OF FACILITY AND FUNCTIONAL UNITS AND SCHEMATIC", and all real and personal property of every nature and kind attached to, forming part of or used in connection with the operation thereof"[.]

[56] "**Facility**" means "all real and personal property of every nature and kind attached to, forming part of or use in connection with Joint Operations, maintained and held by Operator in accordance with this Agreement and as described under the Appendix entitled "DESCRIPTION OF FACILITY AND FUNCTIONAL UNITS AND SCHEMATIC"[.]

[57] The lien and charge, focused on Razor's ownership stake in the described oil and gas assets, is not the root of Conifer's lockout right. The latter arises under a separate provision (s 602(b)(ii)) and focuses on denial of one of Razor's "privileges" under the operating agreement.

[58] In any case, Conifer did not argue that its lockout right arises from or is otherwise a feature of the lien and charge.

H. No difference if Conifer secured

[59] Instead, Conifer appeared to argue that its status as a secured creditor (arising from the lien and charge) conferred general immunity from the stay i.e. even if the lockout right is not security-based itself.

[60] However, the stay analysis would remain the same, whether Conifer is a secured creditor "at large" or even if the lockout right itself should be characterized as or stemming from security.

[61] Paragraph 69(1)(a) applies to "creditor[s]" generally, whether secured, preferred, or unsecured.

[62] Subsection 69(2) contains an exception to the stay in para 69(1)(a) for secured creditors; however, it is limited to the following circumstances:

(2) The stays provided by subsection (1) do not apply

(a) to prevent a **secured creditor who took possession of secured assets of the insolvent person for the purpose of realization** before the notice of intention under section 50.4 was filed from dealing with those assets;

(b) to prevent a **secured creditor who gave notice of intention under subsection 244(1) to enforce that creditor's security against the insolvent person** more than ten days before the notice of intention under section 50.4 was filed, **from enforcing that security**, unless the secured creditor consents to the stay; [or]

(c) to prevent a **secured creditor who gave notice of intention under subsection 244(1) to enforce that creditor's security from enforcing the security** if the insolvent person has, under subsection 244(2), **consented to the enforcement action**[.]

[63] Conifer did not “[take] possession of secured assets of [Razor]” here or, if it did, did not do so “for the purpose of realization” of such assets. Conifer was exercising its lockout right, not attempting to somehow dispose of that right to others for proceeds.

[64] Neither did Conifer issue a prescribed form notice under ss 244(1) *BIA*. (See *BIA* General Rule 124 and Form 88 for the prescribed form.)

[65] Accordingly, even if characterized as a secured creditor for the purposes of para 69(1)(a), Conifer still falls within its scope, with no ss 69(2) or other secured-creditor exception applying.

I. Conclusion on stay and lockout

[66] For these reasons, I find that the lockout step was a continuing remedy or “other proceeding”, that it accordingly fell within the scope of the para 69(1)(a) stay, that continuing that remedy was not a defensible status quo, and that Conifer’s actual or possible secured-creditor status makes no difference here.

[67] The net result is that Conifer’s lockout step, commenced before the NOI stay began, was a continuing collection remedy and was thus stayed when the NOI was filed.

[68] Conifer’s continuation of the lockout since then has been in breach of the stay.

[69] The question becomes: what can and should be done in response?

J. Parties’ positions on appropriate response

[70] Per Razor:

... the appropriate relief, in the circumstances is to cure the breach of the Stay by ordering Conifer to: (i) **permit Razor ... to access the Judy Creek Gas Plant**; and (ii) **resume providing Services on terms** that include Conifer continuing its practice of marketing [Razor’s] production, setting off the revenue against post-filing amounts, and calling upon \$200,000 security if there is a shortfall [as particularized in Razor’s counsel’s February 1, 2024 letter]

[71] Per Conifer (making alternative submissions i.e. “if Conifer must supply”):

If this Court holds that Razor’s rights under the Ownership Agreement compel Conifer to continue processing and selling their products, then Razor must **pay for those Services up front and in advance**. The *BIA* is clear that a party providing post-filing services may **require immediate payment for those services** and that service providers are not required to advance further money or credit. Specifically, section 65.4(1) states:

... Nothing in subsections (1) to (3) shall be construed

(a) as prohibiting a person from **requiring immediate payment for goods, services**, use of leased or licensed property or other valuable consideration provided after the filing of

(i) the notice of intention, if one was filed ... or

(b) as requiring the further advance of money or credit

... Forcing Conifer to provide the Services without guaranteeing payment up front is equivalent to forcing Conifer to provide the Services on credit, a requirement that is expressly prohibited under [para] 65.1(4)(b).

As Razor is seeking a declaration [that the stay applies], which is an equitable remedy, this Court must consider the equities of both parties. [bold emphasis added]

[72] Conifer also seeks a “critical suppliers” charge and repayment of some “cure costs” (i.e. some of the pre-NOI arrears, as detailed in paras 29-42 of its brief.

K. Remedies for stay breach

1. Court’s power to remedy breach of stay

[73] The *BIA* does not expressly endow the Court with powers to remedy a stay breach.

[74] However, many examples exist of courts granting orders undoing or reversing a stay-breaching action or pulling the proceeds of such actions into the proposal or bankruptcy estate (as applicable): see the cases summarized in 5:289 – Proceedings Taken Without Leave in Bankruptcy and Insolvency Law of Canada, 4th Edition (online edition), which feature remedial orders such as reversing a property seizure, barring further proceeding in offside actions, and turning over garnishment recoveries,

[75] I find that para 69(1)(a) implies a power for the Court to grant such orders i.e. to enforce the stay and, as much as possible, restore the parties to their pre-breach position.

2. Remedy appropriate here

[76] In this case, the stay breach did not generate any proceeds.

[77] The clear remedy for the breach here – continuing an arrears-collection lockout in the face of the stay – is an order directing Conifer to discontinue the lockout i.e. restoring the system connections Razor had before the lockout.

[78] Given Conifer's estimate of "approximately 3 business days" to reconnect Razor, I direct Conifer to perform the reconnection work by 6 pm on Friday, February 23, 2024 or such other deadline as the parties may agree on.

3. Payment terms for future services

[79] The other relief suggested by the parties (alternatively, in Conifer's case) goes to the **terms on which future services are to be provided by Conifer.**

[80] As noted, Razor suggested continuation of the pre-lockout set-off arrangement or situation, bolstered by a \$200,000 deposit. Conifer argued in favour of immediate payments, a critical-supplier charge, and payments towards arrears.

[81] I do not see any role for the Court when it comes to the parties' going-forward arrangements.

[82] Paragraph 69(1)(a) focuses on shutting down collection steps on pre-NOI arrears, as reflected in the above order reversing the lockout.

[83] It says nothing about the terms on which services must, should or may be provided going forward.

4. Section 65.1 inapplicable

[84] As noted, Conifer invokes s. 65.1. However, that section does not apply here. Per ss 65.1(1), it only applies where a person "terminate[s] or amend[s] any agreement ... with the insolvent person, or claim[s] an accelerated payment, or a forfeiture of the term, under any agreement ... with the insolvent person", limiting the moving party's rights to take any such steps in certain circumstances.

[85] In invoking its lockout right, Conifer did not engage in any of the noted activities.

[86] As a result, nothing in s. 65.1 applies here.

[87] That includes ss. 65.1(4) (quoted above). The purpose of that provision is to shelter a creditor's immediate-payment right (if it exists) from limitations imposed by one or more of ss. 65.1(1), (2) and (3). As noted, ss. 65.1(1) does not apply here. And neither does ss. 65.1(2) (leases and licensing agreements) or 65.1(3) (public utilities).

[88] If (for example) we were dealing with a public utility, and the utility had the right under its contract with its customer to require immediate payment (versus extending credit) for services provided, ss. 65.1(4) tells us that that right survives the imposition of no-discontinuance-for-arrears limitation imposed under ss. 65.1(3).

[89] In other words, while the utility cannot discontinue service for arrears, it can rely on its immediate-payment-required term for ongoing utility services.

[90] In yet other words, ss. 65.1(4) does not create a freestanding right in a creditor to insist on immediate payment post-NOI.

[91] It depends on whether the creditor has that right under its contract with the debtor.

[92] I cannot tell from the materials filed whether Conifer has the right to require immediate payment for future services, whether under the Accounting Procedure described in s 902 of the Ownership and Operation Agreement, Article VI of the Operating Procedure (Accounting Measures), or otherwise.

5. Conifer's enforcement rights not stayed re debts for future services

[93] The critical point here is that Conifer's use and enforcement of its timing-of-payment and enforcement-of-payment rights, relating to future services, are not subject to the para 69(1)(a) stay.

[94] The reason is simple: the NOI filing created two distinct eras, the period leading up to the filing and the period after. Claims existing in the first era are subject to the stay; claims arising in the second are not.

[95] Here see *Canadian Petcetera Limited Partnership* (cited above):

[An earlier-described] interpretation of s. 69(1) is also demonstrated by the jurisprudence dealing with **new indebtedness incurred by a debtor after he or she has gone bankrupt**. It has been held that leave is not necessary for a creditor to have a remedy against the debtor because the **new indebtedness is not a claim provable in the bankruptcy**. (See *Richardson & Co. v. Storey* (1941), 1941 CanLII 334 (ON SC), 23 C.B.R. 145, [1942] 1 D.L.R. 182 (Ont. S.C.); *Re Bolf* (1945), 26 C.B.R. 149 (Que. S.C.); *Venneri v. Bomasuit* (1950), 31 C.B.R. 150 (Ont. S.C.); and *Greenfield Park Lumber & Builders' Supplies Ltd. v. Zikman* (1967), 12 C.B.R. (N.S.) 115 (Que. S.C.). Also see *Wescraft Manufacturing Co. (Re)* (1994), 1994 CanLII 2883 (BC SC), 27 C.B.R. (3d) 28 (B.C.S.C.), which appears to have held, correctly in my view, that **s. 69.1(1) (the stay provision triggered upon the filing of a proposal) did not stay the termination of a lease on account of arrears of rent due after the filing of a proposal**[para 31] [emphasis added]

[96] And *Schendel Mechanical Contracting (Re)*, 2021 ABQB 893 (Mah J.):

... it is known that Hatch **supplied goods** to various Schendel projects **during the post-NOI period** to the tune of \$34,476.75. Hatch advised the Receiver of which specific invoices to which the \$40,000 was applied. That information was not provided to the Court. It is known that apart from those specific invoices, there was a balance that was applied to indebtedness on the Paul Band School project, where one invoice related to the post-NOI period.

The stay would not apply in respect of indebtedness arising from goods and services supplied to Schendel after the date of filing the NOI as such indebtedness would not be "a claim provable in bankruptcy" per section 69(1): *Wosk's Ltd Re*, 1985 CanLII 624 (BC SC), 1985 Carswell BC 807 (SC), 58 CBR 312; *728835 Ontario Ltd., Re*, 1998 CanLII 2019 (ON CA), 1998 CarswellOnt 2576, 3 C.B.R. (4th) 214.; and *Jones, Re*, 2003 CanLII 21196 (ON CA), 2003 CarswellOnt 3184, 2003 CarswellOnt 3184, [2003] O.J. No. 3258. [paras 25 and 26] [emphasis added]

[97] Accordingly, when it comes to future services, Conifer and Razor have the same rights and liabilities under their agreements as before i.e. without any limitations arising from or otherwise affected by the stay of proceedings.

[98] It may be that Conifer will choose to proceed on the basis suggested by Razor (setoffs accompanied by deposit). Conifer might choose to rely on other payment-enforcement rights it

has under the agreements i.e. as they may be triggered by Razor's payment performance or non-performance. The parties may end up agreeing to new or varied payment arrangements.

[99] It is not the Court's role, in a stay-enforcement context, to get involved in those going-forward business decisions.

6. Critical-supplier charge and "cure" payments

[100] While Conifer requested a critical-supplier charge, it did not apply for such relief. I recognize that the application heard last Friday (February 16th) was brought forward with very tight timing and that Conifer was already dealing with accelerated timelines.

[101] I simply note that I did not have the benefit of any written submissions from Razor on the critical-supplier aspect, with none required i.e. with no application for such cross-relief.

[102] As well, I am not convinced that every gap or difference between the *BIA* (which does not provide for critical-supplier charges, at least expressly) and the *CCAA* (which does) is necessarily answered by filling in the gap i.e. by finding that a feature or aspect in one is necessarily to be read into the other. I would (ideally) have more fulsome submissions from each side on this point before considering such a charge further.

[103] Same for Conifer's request for payment of a portion of Razor's pre-NOI arrears. This is at odds with the equality-of-unsecured-creditors approach under the *BIA*. It too would benefit from an application and more fulsome submissions from both sides.

[104] If Conifer continues to seek either or both forms of relief, I invite its counsel to so advise, following which I will provide procedural directions for a follow-up application (with which I am seizing myself), on accelerated timelines, if necessary.

7. Lockout to avoid anticipated future arrears

[105] As noted, Conifer attempted to explain its lockout decision in part by a wish to avoid or pre-empt anticipated future arrears. Per its brief (para 14):

... the Discontinuance was [also] implemented to prevent further costs from being incurred in the face of Razor's continued payment arrears. [I added "also" given the clear evidence, recited earlier, that Conifer was also seeking, via the lockout, to enforce collection of all or at least some of the pre-NOI arrears.]

[106] I do not see anything in the agreements here authorizing a lockout for *anticipated* arrears, even with Razor's arrears history.

[107] As explained above, the parties are effectively back to square one when it comes to future services. If Razor allows new arrears to accrue, it faces the prospect of Conifer taking any, some or all of the enforcement steps available to it under the agreements, without any impediment from the para. 69(1)(a) stay.

[108] Absent further defaults, I do not see Conifer having any lockout power.

V. Closing note

[109] I thank the parties for their excellent written materials and oral submissions.

[110] On costs, if either side seeks a ruling other than "bear own costs", on which **Goldenkey Oil Inc (Re)**, 2023 ABKB 365 may provide some guidance, I invite counsel to contact my

assistant to arrange for a phone conference to discuss and set procedural directions for costs submissions.

Heard via Webex in Edmonton, Alberta the 16th day of February, 2024.

Dated at the City of Calgary, Alberta this 21st day of February, 2024.

M.J. Lema
J.C.K.B.A.

Appearances:

Kelly Bourassa
Blake, Cassels & Graydon LLP
for the Applicant (FTI Consulting Canada Inc) Proposal Trustee

Sean Collins, Patellis Kyriakis and Nathan Stewart
McCarthy Tetrault LLP
For Razor Energy Group

Keely Cameron, Michael Selnes and Lisa Rodriguez
Bennett Jones LLP
For Conifer Energy Inc.

Jessica Cameron
Fasken Martineau DuMoulin LLP
For Arena Investors LP

Tab 13

Court of Queen's Bench of Alberta

Citation: Athabasca Minerals Inc v Syncrude Canada Ltd, 2017 ABQB 47

Date: 20170124
Docket: 1201-13727
Registry: Calgary

Between:

Athabasca Minerals Inc.

Plaintiff/Respondent

- and -

Syncrude Canada Ltd.

Defendant/Applicant

Reasons for Judgment of the Honourable Mr. Justice C.M. Jones

I. Introduction

[1] This matter involves two participants in the Alberta oil sands and concerns the rights conferred on them under various agreements with and approvals issued by the Province of Alberta.

[2] The participants are Syncrude Canada Ltd. (“Syncrude”) and Athabasca Minerals Inc. (“AMI”). Syncrude carries on an oil sands extraction and processing operation. AMI manages the removal of sand and gravel on behalf of the Province from a deposit in northern Alberta known as “the Susan Lake pit”.

[3] In 2012, AMI commenced an action against Syncrude, alleging an outstanding debt in the approximate amount of \$620,000.00. AMI asserts that Syncrude removed surface materials from the Susan Lake pit and failed to pay for those materials and for the full amount of management fees payable to AMI.

[4] Syncrude responded with a counterclaim in the amount of \$68 million, alleging that AMI wrongfully permitted excavation, removal and use of reclamation material from an area of Syncrude’s mineral lease that overlaps with the area under management by AMI (the “Overlapping Area”). Syncrude asserts a right to exclusive use and possession of that material

for purposes of meeting its reclamation obligations. The resulting litigation will require interpretation of various agreements, directions, approvals and licences.

[5] Syncrude seeks prejudgment relief. Briefly, it wants the Court to attach AMI's assets and management fees. With certain exceptions described below, it also wants the Court to prohibit further extraction of sand and gravel from the Overlapping Area.

[6] AMI claims that Syncrude's request is a litigation tactic designed to put it out of business and deprive it of the financial resources it will need to advance its action against Syncrude.

A. Syncrude's Application

[7] Syncrude seeks the following interim and interlocutory orders:

1. Preserving all reclamation soil – *in situ* and stockpiled subsoil and overburden - within the boundaries of Mineral Surface Lease 973220 granted by the Province in favour of Syncrude pending trial and judgment (the "Preservation Order");
2. Alternately, directing AMI to pay \$55 million or such other amount as the Court deems just, into Court, and delivering possession of the reclamation soil to Syncrude;
3. Attaching the assets of AMI pursuant to s. 17 of the *Civil Enforcement Act, RSA 2000, c-15* ("CEA"), pending trial and judgment (the "Attachment Order");
4. Enjoining AMI from dealing with, conveying, selling, encumbering or otherwise disposing of any interests in personal or real property or assets in its possession or control and wherever located, without further order of the Court, pending trial and judgment (the "Mareva Injunction"); and
5. Costs.

B. Arrangements with Other Parties

[8] Syncrude's application was attended initially by representatives of five entities that engage with AMI for removal of sand and gravel from the Susan Lake pit ("G5"). Syncrude had not named the G5 as Respondents nor had the G5 sought intervener status. The Court was advised that the G5 do not represent all of the entities actively engaged with AMI.

[9] The Court was advised that Syncrude had arrived at an understanding with the G5. They would neither consent to nor actively oppose the relief sought by Syncrude, provided that relief did not go beyond the provisions of an Order (the "Draft Order") that they apparently had worked out with Syncrude.

[10] The Draft Order narrowed somewhat the scope of relief sought by Syncrude in its original application. Subject to certain exceptions, the Draft Order contemplates, *inter alia*: (1) directions for preservation of any material currently *in situ* in the Overlapping Area; (2) an Order prohibiting AMI from dealing with cover soil stockpiled within the Overlapping Area; (3) an Order prohibiting AMI from dealing with stockpiled sand and gravel within the Overlapping Area; (4) payment into Court of management fees collected by AMI at a specified rate for sand and gravel to be removed by specified persons; and (5) attachment of any legal or beneficial interest in all real and personal property of AMI.

[11] Syncrude's counsel acknowledged that the scope of the attachment provisions of the Draft Order, if granted, would render the Mareva Injunction sought in Syncrude's application redundant.

[12] AMI expressed the view that Syncrude's application should not proceed unless the Province was named as a Respondent. One line of argument is that the Province's conflicting grants to Syncrude and to AMI have created uncertainty regarding the parties' respective rights to sand and gravel in the Overlapping Area.

[13] I was advised that the Province was made aware of Syncrude's application and had indicated in writing that it would not participate. It is the prerogative of the Province, the G5 and others who may have an interest in sand and gravel in the Susan Lake pit to decline to take part in Syncrude's application. As the Court advised the G5, they do so at their own risk.

II. Factual Background and Applicable Documents

[14] As alluded to above, the dispute between these parties arises from their potentially competing rights under a series of leases, agreements and approvals. Accordingly, it is necessary to consider the terms of the applicable documents.

A. Syncrude Mineral Surface Lease

[15] Syncrude produces oil sands bitumen from lands encompassed by Mineral Surface Lease 973220 (the "Syncrude MSL") initially issued on November 28, 1997 by the Alberta Department of Environmental Protection, Land and Forest Service, Land Administration Division and subsequently amended on March 15, 2002, April 5, 2005 and November 28, 2008.

[16] The 2008 amendment to the Syncrude MSL included the following provision:

4. The holder shall ensure that its operations do not conflict with the recovery of aggregate materials by AMI in their operation of the Susan Lake Pit under SML 980110. Accordingly, the holder shall consult with AMI on an ongoing basis to discuss the status of their operating plan and completion schedule for removal of aggregate resources within the affected lands and provide written confirmation to the department prior to proceeding with any mining activity.

[17] Attached to the original Syncrude MSL as Schedule A are "Conditions" setting out Syncrude's reclamation obligations, both ongoing and at the end of operations. Paragraphs 23, 41, 38, 39 and 43 of these Conditions are of special interest.

[18] Paragraph 23 requires Syncrude to strip and pile topsoil separately from any woody material and subsoil in such a manner that it can be distributed evenly over the disturbed area when operations have been completed. Paragraph 41 prohibits Syncrude from selling, removing or carrying away sand and gravel found *in situ* or from using any such sand and gravel in connection with any construction work except under authority granted by the Minister. Paragraph 38 requires that sand and gravel discovered during mining activity and not used for ancillary/construction purposes must be stockpiled while paragraph 39 provides that Syncrude

must stockpile sand and gravel deposits greater than 1000 m³ in size and greater than 1m in depth. Finally, paragraph 43 requires Syncrude to obtain a surface materials license to use sand and gravel for construction purposes. These Conditions were carried through to the most recent version of the Syncrude MSL.

[19] Syncrude asserts that the Syncrude MSL gives it “exclusive possession and use of all reclamation soil in the Syncrude MSL”. It also asserts that reclamation materials include subsoil and that subsoil, in turn, includes sand and gravel.

B. AMI Surface Materials Lease

[20] AMI asserts that the Province granted it Surface Materials Lease 980110 (the “AMI SML”) on March 17, 1998. Despite attempts to acquire a copy from the Province, AMI cannot produce the AMI SML. Nevertheless, there is sufficient indirect evidence to satisfy me that it exists and is currently in force. Indeed, Syncrude acknowledged in argument that the AMI SML exists. However, Syncrude would have me draw the adverse inference that the AMI SML does not convey any property rights to AMI.

[21] Syncrude alleges that an Encroachment Agreement between AMI and Syncrude entered into on October 14, 2008 was to permit Syncrude to enter the Overlapping Area to excavate, stockpile and use materials, including sand and gravel, in Syncrude’s mining operations. It takes the form of a letter from Syncrude to AMI’s predecessor, Aggregates Management Inc., and provides that Syncrude may encroach on the AMI SML subject to two conditions. The conditions are (1) Syncrude shall ensure that its operations do not conflict with the recovery of aggregate materials by AMI in its operation of the Susan Lake pit under the AMI SML and (2) Syncrude shall consult with AMI on an ongoing or at minimum annual basis to discuss the status of their operating plan and completion schedule for the removal of aggregate resources within the affected lands and to provide written confirmation to the Department.

[22] I find this Encroachment Agreement noteworthy because:

- 1) Syncrude acknowledges the existence of the AMI SML;
- 2) Whatever right to encroach on the AMI SML Syncrude may have been granted is subordinated to AMI’s right to recover sand and gravel; and
- 3) Syncrude agreed to consult with AMI regarding “their” plans and completion schedule. It is not clear on the face of the Encroachment Agreement if this means Syncrude’s plans or AMI’s.

C. First Management Contract

[23] AMI manages the Susan Lake pit on lands owned by the Province. It collects a fee from all users and ensures that a royalty is paid to the Province as the owner of the sand and gravel. AMI entered into its first management contract with the Province on March 17, 1998.

D. Second Management Contract

[24] AMI entered into its second management contract (“Second Management Contract”) with the Province on December 1, 2007, for a term of 10 years, expiring in 2017. Clause 2(1) of the

Second Management Contract provides that AMI is to “manage removal of surface materials for public use, and reclaim the tendered location in accordance with Schedule ‘A’.”

[25] Schedule “A” sets out several of AMI’s obligations. Clause 8 provides that AMI is to manage and operate the Susan Lake pit so as to maximize utilization of the surface material resource. Clause 5 provides that AMI is to collect a royalty from all users and pay it to the Minister. Clause 2 provides that AMI and its affiliates shall not use the Susan Lake pit as a source of surface materials for their own purposes or to meet any contractual obligations made with third parties, other than for maintaining the Susan Lake pit and access roads. Clause 25 provides that AMI can permit users to establish and maintain stockpiles of material on the Susan Lake pit location while clause 33 provides that all surface material on the Susan Lake pit location, whether stockpiled or otherwise, remains the property of the Department until removed from that location and paid for by the user. Clause 3 provides that the term “surface material” has the meaning defined in s. 8 of the *Dispositions and Fees Regulation*, Alta AR 541/2000, as amended, which includes sand and gravel.

[26] Schedule “A” deals extensively with reclamation obligations. Clause 4 provides that AMI is responsible for reclamation and re-forestation of the Susan Lake pit in accordance with applicable legislation and standards. Clause 10 states that “The Minister reserves the right to permit exploration and development of the oilsands resource on land within the tendered location. The Minister may, without compensation to [AMI], withdraw that portion of the lands from this Agreement by notice in writing to [AMI]. That portion of the lands withdrawn shall cease to be the responsibility of [AMI] with respect to reclamation. The reclamation plan shall be amended accordingly.”

[27] This withdrawal appears to have occurred by virtue of a letter dated May 29, 2008 from Alberta Sustainable Resource Development, Land Division, to AMI’s predecessor, Aggregates Management Inc., stating that:

The area covered by [AMI] SML – 980110, referred to as the Susan Lake Gravel Pit, is an area that is scheduled to be part of an oil sands strip mining operation in the near future. The Department will therefore not require you to conduct reclamation activity on any area of your lease that will be part of the mine or affiliated infrastructure.

[28] The letter appears to implement a shift in reclamation obligations. Syncrude asserts that, notwithstanding this removal of AMI’s reclamation responsibility, AMI had an obligation to stockpile sand and gravel for use by Syncrude in its reclamation efforts. Syncrude asserts that AMI had such an obligation in recognition of the exclusive use and possession of sand and gravel conferred by the Syncrude MSL. AMI disputes that it had any such obligation or that Syncrude has any such right.

[29] Clause 1 of Schedule “A” provides that AMI is to manage the removal of surface materials from the Susan Lake pit for public use in accordance with the Conservation and Reclamation Plan dated May 2006. Further, clause 32 requires AMI to submit an annual report and operating plan, including a summary of reclamation activities and a reclamation plan. Documents on this application included AMI’s plan dated March 1, 2015 and entitled “Susan Lake Gravel Pit SML 980110 2015 Operational Plan” (the “2015 Operational Plan”).

E. Syncrude Approvals

[30] Syncrude's activities also are governed by approvals issued under the *Environmental Protection and Enhancement Act*, RSA 2000, c E-12. Syncrude's materials included one such approval dated June 24, 2007. Parts 3.2 and 6 of the "Terms and Conditions Attached to Approval" deal with "Land Conservation" and "Land Reclamation," respectively.

[31] Clauses 3.2.13 and 3.2.14 require Syncrude to place "coversoil" on disturbed land and to salvage "upland surface soil" to specified depths on disturbed land. Clauses 3.2.16 through 3.2.27 address salvage issues and provide, first, that Syncrude must reclaim the land so that the reclaimed soils and land forms are capable of supporting a self-sustaining, locally common boreal forest, regardless of the end land use and second, that Syncrude is to "place in reclamation" all coversoil and subsoil salvaged in accordance with Part 3. Clause 3.2.15 provides that where there is insufficient upland surface soil to meet the reclamation objectives in the approval, Syncrude must salvage other coversoil.

[32] The definitions set out in Part 1 of the approval are relevant to this dispute. Clause 1.1.2(t) defines "coversoil" as (i) peat-mineral mix, (ii) organic horizon, or (iii) upland surface soil. Clause 1.1.2(jjj) defines "peat-mineral mix" in part as "a mixture of an organic horizon and the underlying mineral soil, or an organic horizon and mineral soil from another source". Clause 1.1.2(hhh) defines "organic horizon" as "the surface soil horizon in Organic soils containing more than 17% organic carbon by weight." Clause 1.1.2(cccc) defines "upland surface soil" as "a stratum salvaged from an upland soil that includes the LFH, A horizon and in some cases part or all of the B horizon". All of these definitions make reference in some manner to "soil" which is defined in clause 1.1.2(sss) as "the naturally occurring, unconsolidated mineral or organic material at least 10 cm thick that occurs at the earth's surface and is capable of supporting plant growth." Syncrude alleges that coversoil includes sand and gravel.

F. Syncrude Surface Materials Lease

[33] The current version of the Syncrude Surface Materials Lease (the "Syncrude SML") is dated July 17, 2014. The following provisions of the Syncrude SML are relevant to this application.

[34] The second recital states that "...the director may grant a lease of public land for removal of clay, marl, sand, gravel, silt, topsoil and peat." Clause 1 provides that the Syncrude SML carries with it "the right to work and remove out of the surface thereof Sand and Gravel...". This grant does not expressly refer to a right to exclusive use and possession.

[35] Clause 6 provides that Syncrude "...shall pay the royalties, specified by the Regulation in force at the time the surface materials are removed...".

[36] Clause 20 provides that the Minister may, by order, authorize the Minister of Infrastructure, the Minister of Transportation or any other person to enter the land under a lease and remove surface materials required for the construction or maintenance of public roads or other public works. This would suggest that use of surface materials, including sand and gravel, is not exclusive to Syncrude.

[37] Schedule “A” to the Syncrude SML sets out a number of conditions. Notably, clause c) states as follows:

Schedule “B”, attached, lists any prior and subsisting authorizations and dispositions (prior rights) issued on the quarter sections included in this authority. The holder shall not conduct any activity on the land where prior rights have been issued without the consent of the holder of these prior rights.

[38] Oddly, Schedule “B” does not list any prior authorizations. However, clause 7 of Schedule “A” provides that the “...purpose of this authority is for Surface Materials Extraction on lands under the related disposition indicated.” The related disposition referenced is the Syncrude MSL. Clause 9 provides that Syncrude shall ensure that operations and reclamation for the Syncrude SML is consistent with the Syncrude MSL. As noted above, the 2008 amendment to the Syncrude MSL specifically provides that Syncrude’s operations may not conflict with the activities of AMI.

[39] As noted above, the Encroachment Agreement entered into by Syncrude and AMI on October 14, 2008, just before the current version of the Syncrude MSL was issued, provides that:

The holder (Syncrude) shall ensure that its operations do not conflict with the recovery of aggregate materials by AMI in their operation of the Susan Lake Pit under Agreement with the crown and SML 980110.

[40] In addition, in a letter from Alberta Sustainable Resource Development to AMI dated November 25, 2011, the Province notes the issue between AMI and Syncrude regarding Syncrude’s removal of aggregate materials from the Susan Lake Pit and states, *inter alia*:

AMI can charge Syncrude user fees for the 432,948 1cm of mixed aggregate material deemed to be reclamation material...

As AMI’s Agreement/SML with the Crown does constitute a prior and existing activity and in respect of that AMI requires access to all lands affected by it, Syncrude must ensure AMI has unlimited access, subject to agreed upon terms and coordination of activities...

Syncrude has been advised of the clause noted determinations...

As AMI manages these lands as a public pit on behalf of the Crown there should be no reason for AMI to refuse requests for aggregate materials from any operation.

III. Issues Arising in the Overlapping Area

[41] The parties take the position that the existence of a shortfall in reclamation materials available to Syncrude and the scope of its right to exclusive use and possession of reclamation material are “threshold” issues which ultimately will determine the outcome of the litigation.

[42] Syncrude’s request for prejudgment relief depends upon its claim that its “obligations” under the Syncrude MSL are, of necessity, accompanied by the “right” to exclusive use and possession of sand and gravel to satisfy its reclamation obligations. Syncrude asserts that

exclusive use and possession flows as a necessary incident of its obligation to stockpile and reclaim.

[43] However, none of the documents discussed above appear to grant Syncrude exclusive use and possession of sand and gravel in the Overlapping Area. Indeed, some of the provisions of those documents would seem to undermine Syncrude's position. Interestingly, clause 1 of the 2008 amendment to the Syncrude MSL required Syncrude to provide an "Aggregate Management Plan" that identifies the location, quality and quantity of all gravel resources. This obligation seems consistent with the notion that the Province continues to assert ownership of sand and gravel. It would seem strange for Syncrude to be required to inventory gravel it discovers if it has exclusive use and possession.

[44] Syncrude argues in its brief that "AMI has created a shortfall of reclamation materials, contrary to AMI's reclamation requirements arising from its agreement with the Province ...". Syncrude asserts that AMI has failed to preserve adequate reclamation materials in the Overlapping Area which means that AMI is in breach of its obligations to the Province and that Syncrude must assume responsibility for AMI's alleged default.

[45] Syncrude states that the Alberta Energy Regulator ("AER") has concluded that Syncrude presently suffers a deficit of 8.51 million cubic meters of reclamation material and points to an unsigned draft letter from the AER dated December 22, 2015. This deficit, Syncrude asserts, arises from AMI's activities in Overlapping Area.

[46] It is significant that the AER expressed the following view in the unsigned draft letter:

The Alberta Energy Regulator recognizes that overlap between Surface Material Lease (SML 980110) of Athabasca Minerals Inc. (AMI) and dispositions (SML 000002 and Mineral Surface Lease; MSL 973220) of Syncrude Canada Ltd. (Syncrude) at the Aurora North mine has created a shortfall of reclamation material in stockpile for Syncrude.

[47] The AER does not state that unlawful activity by AMI has created this shortfall, but that the "overlap" between various grants made by the Province has "created a shortfall of reclamation material...". This suggests to me that, while the Province recognizes a possible shortfall of reclamation material, it at least leaves open the question of who, if anyone, is at fault. It could even be seen as implicit recognition that the Province's grant of coincident rights has created the problem.

[48] This recognition may be evidenced by this comment in the unsigned AER letter:

The AER will accept reclamation to an end-pit lake (without fluid tailings) for the area that overlaps with Syncrude's MSL.

[49] This would appear to solve the reclamation problem, but Syncrude asserted in argument before me that fluid tailings cannot be placed in an end-pit lake and would have to be spread over a large area, with further disturbance to surface areas, requiring additional reclamation material.

[50] AMI argues that any concerns about Syncrude's obligations should be addressed with the Province. Further, AMI takes the position that there is no shortfall in any event and points to the

data contained in the 2015 AMI Operational Plan. Clause 2.1.2 states that there is “suitable coversoil” on the Syncrude MSL lands sufficient to provide coversoil thickness of 0.32m and that test results indicate “very conservatively” that there are 11,965,259 m³ of overburden available on the Syncrude MSL for a minimum 1.2 m depth of material suitable for reclamation.

[51] Appendix G to the 2015 AMI Operational Plan is entitled Susan Lake Public Pit, Reclamation Materials Assessment May 2015. This assessment is extensive, detailed and supported by sampling. It concludes that even when the strictest criteria and most conservative assumptions are applied in areas without data points, it is estimated that the Overlapping Area has sufficient coversoil and overburden to meet its reclamation obligations.

[52] Clause 2.3 of the 2015 AMI Operational Plan provides that AMI has agreed with various oil sands companies that AMI shall salvage and stockpile “coversoil” but that it will remain stockpiled until it is ready to be used by the oil sands companies for reclamation. I deduce from this that AMI does not consider coversoil to include sand and gravel. This view is bolstered by clause 2.2.9 of the 2015 AMI Operational Plan entitled “Gravel Extraction” which provides that “AMI is required to sell aggregate used for its highest end use and to maximize the yield of the resource.” I note that this is also consistent with my view of the definition of “coversoil” in the Syncrude Approvals.

[53] The 2015 AMI Operational Plan goes on to state that “The reclamation strategy has been developed to harmonize the future mining development plans of oil sands leases that overlap the pit lease with AMI development and reclamation plans. AMI will continue to progressively mine aggregates in a sequence that will maximize the resource while at the same time being consistent with the plans of oilsands companies in the immediate area.”

[54] Interestingly, the Volume Calculation included in the 2015 AMI Operational Plan indicates that “Aggregate includes gravel, mixed sand and gravel and sand. Aggregate is not considered suitable material for reclamation.” Clearly, AMI takes the position that sand and gravel are not, at least primarily, to be harvested for reclamation purposes.

[55] It is important to note that the 2015 AMI Operational Plan is extensive and detailed and that its conclusions regarding the availability of coversoil and overburden suitable for reclamation in required quantities were based on a series of soil material testing projects.

[56] AMI’s claim that Syncrude has sufficient reclamation material is supported by evidence of detailed analysis. By contrast, Syncrude’s shortfall claim is not. The AER’s expression of opinion in the unsigned draft letter provides no indication of what analysis underlies its conclusions regarding a shortfall of reclamation material. Accordingly, AMI’s evidence is to be preferred in this regard.

IV. Principles Governing Prejudgment Remedies

[57] As noted above, Syncrude asserts that the Syncrude MSL gives it exclusive use and possession of sand and gravel in the Overlapping Area for reclamation purposes and that AMI’s operation of the Susan Lake pit has interfered with that right, notwithstanding that AMI has been conducting these operations pursuant to the Second Management Contract. Accordingly, the trial of this matter will involve, as a “threshold” issue, a determination of what rights, if any, the

Syncrude MSL grants with respect to sand and gravel. Resolution of this issue will require reconciliation of the terms and provisions of the Syncrude MSL, the Syncrude SML, the AMI SML and the Second Management Contract.

[58] The Court's task at this juncture is to determine what, if any, prejudgment relief should be granted to Syncrude. While this will require consideration of the documents referred to above, some restraint must be shown. The matter did not proceed before me as a trial, but only as an interlocutory application. I am deciding neither AMI's claim nor Syncrude's counterclaim. While I am to assess the evidence before me for purposes of determining if injunctive relief is justified, I am not to make determinations that would fetter the discretion of the trial judge.

[59] I turn now to the legal principles underlying the granting of preservation orders, attachment orders and Mareva injunctions.

[60] There appears to be no dispute between the parties regarding the extraordinary nature of prejudgment relief. In one of its briefs, AMI asserts that "The Court exercises extreme caution in granting prejudgment relief. In fact, prejudgment relief is such an extraordinary remedy that there is a general rule against granting it." In support of this proposition, AMI cites *Aetna Financial Services Ltd v Feigelman*, [1985] 1 SCR 2 and quotes as follows from that case at para 43:

There is ... a profound unfairness in a rule which sees one's assets tied up indefinitely pending trial of an action which may not succeed, and even if it does succeed, which may result in an award for far less than the caged assets.

[61] AMI also cites this Court's comment in *Rea v Patmore*, 1999 ABQB 759 at para 4 that "...the court will be guided by the 'judicial abhorrence for prejudgment execution.'"

V. Preservation Order

[62] This Court's authority to make a preservation order is derived from Rule 6.25 of the *Rules of Court*, which provides that, on application, the Court may make an order for the preservation or custody of property that is in dispute or that may be evidence in an action. However, judicial restraint must be exercised when deciding, first, whether to grant a preservation order and, second, the appropriate scope of the order.

A. Test

[63] The parties disagree on the appropriate test for the granting of a preservation order.

[64] Syncrude argues that a preservation order is interlocutory injunctive relief and therefore the test is the well-known tripartite test established in *RJR-MacDonald Inc v Canada (Attorney General)*, [1994] 1 SCR 311. I note that in *RJR-MacDonald*, the Supreme Court of Canada adopted the tripartite test set out in *American Cyanamid Co v Ethicon Ltd*, [1975] 1 All ER 504 (HL); whether one cites *RJR-MacDonald* or *American Cyanamid*, the test is the same:

1. there is a serious issue to be tried;
2. the applicant will suffer irreparable harm in the absence of relief; and

3. the balance of convenience favours granting relief.

[65] AMI submits that the test for granting a preservation order is more onerous than the tripartite test. In addition to meeting the tripartite requirements, the applicant must also meet the requirements of the *CEA*. AMI relies on ***Interclaim Holdings Ltd v Down***, 1999 ABCA 329, 250 AR 94 at paras 82-83:

It is also arguable that [sections 16 and 17 of the *CEA*] are a codification of the requirements of the case law, without categorizations such as a Mareva injunction, a preservation order, or other like remedies at common law or in equity. Section 17 of the Act refers to an "attachment order," a term not defined in the legislation.

"Attachment" has been defined as (t)he act or process of taking, apprehending or seizing a person or property by virtue of a writ, summons or other judicial order and bringing the same into custody of the court for the purpose of securing satisfaction of the judgment ultimately to be entered in the action. ...

We proceed on the basis that the existence of the [*CEA*] does not preclude the grant of a Mareva injunction or, by analogy, a preservation order, but we do not decide this is so. This issue was never squarely put before us or the learned chambers judge. But in granting either a Mareva injunction or a preservation order, a court should be guided by the principles of the [*CEA*]. Were it otherwise, the will of the Legislature might be thwarted. The following observation is apt:

The best way to obtain a coherent, consistent system of prejudgment remedies for unsecured claimants is to replace the various existing prejudgment relief mechanisms with a single, well thought-out procedure for obtaining provisional relief. Our recommendations are intended to accomplish this result. Every claimant seeking a prejudgment remedy would be required to follow the same basic procedure and to satisfy the same general considerations in order to obtain relief. Once the claimant had made out a case for a remedy, the court could provide it by making what we shall call an "attachment order." The proposed attachment order should not be confused with the present writ of attachment. The attachment order would be a flexible device by means of which the court, subject only to broad legislative constraints, could grant whatever sort of relief seemed most appropriate in the circumstances. ... [Citations omitted.]

[66] AMI also relies on ***Gilks v Green Clean Squad Inc***, 2015 ABQB 83, 610 AR 186 in which Veit J. stated at para 4 that "[a]t a minimum, an applicant for a preservation or attachment order must satisfy the requirements of s. 17 of the [*CEA*]." Veit J. held at para 6 that an applicant for a preservation or attachment order must meet a higher standard than that for an interlocutory injunction:

Moreover, every application for pre-judgment relief asks for exceptional relief and must meet general standards. For example, an applicant for an interlocutory injunction must satisfy a tri-partite test. When one party is, prior to a trial, asking the court to prevent another party from dealing with property which they could ordinarily dispose of, the application should be assessed in light of the requirements of an interlocutory injunction. Statutorily, an applicant for an attachment order must meet a higher test than the one set for an interlocutory injunction. An applicant for the latter type of relief must satisfy the court only that there is a serious issue to be tried, that they will suffer irreparable harm if the relief is not granted and that the balance of convenience favours the granting of the relief. An applicant for relief in the nature of a preservation or attachment order must satisfy the last two tests, but must satisfy a higher standard on the first test, i.e. that "there is a reasonable likelihood that the claimant's claim against the defendant will be established".

[67] AMI's position is that an applicant for a preservation order must establish the following:

1. there is a reasonable likelihood that the claim against the defendant will be established;
2. the applicant will suffer irreparable harm if the relief is not granted;
3. the balance of convenience favours the granting of the relief; and
4. there are reasonable grounds for believing that the defendant is dealing with the defendant's exigible property, or is likely to deal with that property,
 - (i) otherwise than for the purpose of meeting the defendant's reasonable and ordinary business or living expenses, and
 - (ii) in a manner that would be likely to seriously hinder the claimant in the enforcement of a judgment against the defendant.

[68] In *Interclaim* at para 39, the Court of Appeal said this about the test for a preservation order:

There is some authority for the proposition that an injunction sought in a bankruptcy court is not subject to the requirements for a common law injunction such as irreparable harm and balance of convenience. ... This was not the position taken by the IR during the appeal, however. Accordingly, we proceed on the assumption that the test to be applied in relation to a preservation order is the tripartite test set out in [American Cyanamid], which requires firstly that there be a serious issue to be tried. ... [Emphasis added.]

[69] Interpretation of this comment has given rise to two conflicting lines of authority.

[70] The first, cited by Syncrude, is that *Interclaim* is authority for the proposition that the tripartite test applies to a preservation order: *HF1 Fuels Ltd v Olsen*, 2001 ABQB 117, 10 CPC (5th) 385 at para 13, cited in *Ridge Development Corp v Crestwood Condominiums Inc*, 2008 ABQB 599, 463 AR 341 at para 25; *Peregrym v Peregrym*, 2015 ABQB 176, 608 AR 340 at paras 379-80.

[71] I note that in *518152 Alberta Ltd v Helmut Berndt Professional Corp*, 2005 ABCA 151, the Court of Appeal, at para 2, took no position on whether the tripartite test is the appropriate test, but assumed that it was and proceeded with the analysis on that basis.

[72] Subsequently, Veit J. held in *Gilks* at para 23 that it is "appropriate" on a preservation order application to weigh an applicant's compliance with s.17 of the *CEA*. She relied on the Court of Appeal's statement at para. 83 of *Interclaim* that all prejudgment remedies ought to be guided by the principles of the *CEA*, though at para 29 she acknowledged the Court of Appeal in *Interclaim* "left open the issue of the existence of a preservation order application which is not governed by s.17 of the *CEA*".

[73] I adopt the first line of analysis because the Court of Appeal in *Interclaim* did not require expressly that the provisions of s.17 of the *CEA* formed part of the test for a preservation order. Rather, the Court of Appeal said only that in granting preservation orders, courts ought to be guided by the principles of the *CEA*.

[74] The trial judge in *Interclaim* had erred, not in granting a preservation order on the basis of the tripartite test, but in granting an order that was too broad. The Court of Appeal relied on the common law principle that prejudgment remedies should not tie up more assets than necessary to respond to the applicant's claim. The Legislature has codified this principle in s. 17(6) of the *CEA*. The Court of Appeal stated at paras 84-85:

Our function is not to re-weigh the evidence before the learned chambers judge, but to determine whether she made an error of law or principle or a palpable and overriding error of fact.

In our view, she did not. She was entitled to grant the order. For reasons already mentioned, however, she did not address s. 17(6) of the Act in the context of the Statement of Claim. To recapitulate, that section provides:

(6) An attachment order shall not attach property that exceeds an amount or a value that appears to the Court to be necessary to meet the claimant's claim, including interest and costs, and any related writs, unless the Court is of the view that such a limitation would make the operation of the order unworkable or ineffective.

Section 17(6) reflects a principle underlying the law prior to the enactment of the [*CEA*], namely, that a preservation order should only attach property of a value which reflects the value of the claim in relation to which there is a serious issue to be tried.

[75] Accordingly, I find that *Interclaim* does not require an applicant for a preservation order to meet the provisions of the *CEA*, specifically s. 17(2). I note that s. 17(2) of the *CEA* refers to the "defendant's exigible property". A preservation order applies to property ownership of which is yet undetermined. Therefore, s. 17(2) of the *CEA* cannot apply to the type of property targeted by a preservation order.

B. Analysis

[76] It is important to recall that an applicant for interlocutory relief must satisfy each of the three requirements of the tripartite test. If any one of the three elements is missing, the application will fail.

1. Serious Issue to be Tried

[77] First, Syncrude argues that there is serious issue to be tried. Syncrude's alleged entitlement to exclusive use and possession of sand and gravel in the Overlapping Area remains to be litigated. In essence, its argument is that its reclamation duty under the Syncrude MSL engenders a right to exclusive use and possession of reclamation material. AMI's position is that the various agreements, grants, approvals and licenses do not operate to vest that right in Syncrude and it disputes that Syncrude's claim to exclusive use and possession of sand and gravel constitutes a serious issue to be tried.

[78] AMI asserts that the Province is the owner of the sand and gravel in the Overlapping Area and that Syncrude's obligation to stockpile sand and gravel resources in accordance with the Syncrude MSL does not mean that the public no longer has rights to those resources.

[79] Further, AMI argues that the absence of any right to exclusive use and possession vested in Syncrude in respect of sand and gravel in the Overlapping Area undermines Syncrude's assertions that AMI has committed trespass in respect of sand and gravel or wrongfully converted sand and gravel.

[80] The threshold for determining that there is a serious issue to be tried is low, requiring only that I am satisfied on a preliminary assessment of the merits of the case that the claim is not frivolous or vexatious; see *RJR-MacDonald* at para 49 and *Foundation Capital Corp v Saxon*, 2011 ABQB 102, 60 Alta LR (5th) 31 at para 9. Given the uncertainty arising from the interplay of the above-discussed documents, I find that there is a serious issue to be tried.

2. Irreparable Harm

[81] Syncrude initially sought an order preserving all reclamation soil *in situ* and stockpiled, including sand and gravel, within the boundaries of the Overlapping Area. It argues that refusal to grant a preservation order will cause it irreparable harm in that its interests will be adversely affected in a manner that cannot be remedied if the eventual decision on the merits does not accord with the result of the interlocutory application: *RJR-MacDonald* at para 58.

[82] As noted above, this request was modified in the Draft Order negotiated among Syncrude and the G5. The Draft Order lists corporations that are to be permitted to purchase and remove sand and gravel currently stockpiled within the Overlapping Area. Further, those corporations are to be permitted to continue to excavate, process and stockpile sand and gravel *in situ* within the Overlapping Area. Essentially therefore, the Draft Order purports to allow a select group of users to continue their activities in the Overlapping Area provided any management fees otherwise payable to AMI are paid into Court or attached.

[83] Syncrude asserts a proprietary claim to reclamation material, including sand and gravel and argues that there will be a permanent loss of this material if a preservation order is not granted. While Syncrude may lose access to such material without a preservation order, it has not been established that such access is exclusive to Syncrude. The sand and gravel are owned by the Province, subject to various grants it may have made.

[84] With respect to the potential for permanent loss of natural resources, AMI argues that sand and gravel is not unique or irreplaceable and that an award of monetary damages would be sufficient, obviating the risk of irreparable harm.

[85] Syncrude argues that if the Susan Lake pit becomes exhausted in 2017, its shortfall in reclamation material will rise from 8.5 million cubic meters to 10.2 million cubic meters. The increase in shortfall from 8.5 to 10.2 million cubic meters is not trivial and the deficit cannot be recovered from users who have removed sand and gravel. Thus, a preservation order securing stockpiled or *in situ* sand and gravel would be of some value to Syncrude. This value, however, seems to me to be diluted by Syncrude's agreement to allow the G5 to extract significant volumes of sand and gravel.

[86] Further, Syncrude argues that sand and gravel in the required quantities cannot simply be purchased to fulfill its reclamation obligations. Yet the evidence before me is that Shell and Suncor have done exactly that, entering into agreements with AMI to purchase sand and gravel in the areas representing an overlap between their respective mineral surface leases and land governed by the Second Management Contract. Moreover, in a letter dated November 25, 2011, Alberta Sustainable Resource Development refers to Syncrude paying user fees to AMI for mixed aggregate material at a price of \$1.49 per cubic meter. Accordingly, it would appear that Syncrude could purchase reclamation material from AMI to the extent there remains sand and gravel capable of extraction from the Susan Lake pit. AMI asserts that the report appended to the 2015 Operational Plan, which found that Syncrude had adequate access to reclamation material to meet its obligations, took into account new reclamation obligations resulting from removal of reclamation material from other parts of the Syncrude MSL or SML.

[87] I appreciate that Syncrude would prefer to utilize sand and gravel from the Overlapping Area, rather than purchasing reclamation material or acquiring it from other locations in the Syncrude MSL and SML. Nevertheless, I find that the sand and gravel in dispute is not an irreplaceable natural resource akin to the old growth forest at issue in **MacMillan Bloedel Ltd v Simpson**, [1996] 2 SCR 1048.

[88] Syncrude also sought a direction that management fees otherwise payable to AMI under the Second Management Contract be paid into Court as part of a preservation order. This request is premised on the notion that these monies represent proceeds of sale of sand and gravel over which Syncrude asserts a proprietary claim. In oral argument, Syncrude described these monies as "liquidated funds of sand and gravel that is removed from existing stockpiles".

[89] This characterization raises the appropriateness of a preservation order in these circumstances. A preservation order is intended to maintain the status quo pending determination of the ownership of an asset. If Syncrude has a proprietary interest in sand and gravel, that

interest would extend to the proceeds of sale thereof: see *Quikjets Inc v Q Private Jets Limited Partnership*, 2015 ABCA 158, 600 AR 229 at para 17.

[90] In my view, that analysis is not appropriate in this case. The Province, not AMI, owns the sand and gravel. AMI does not sell its sand and gravel to users, but facilitates removal of the Province's sand and gravel from the Susan Lake pit, for which those users pay a royalty to the Province. AMI is not entitled to a royalty; it is paid a user fee "in consideration for services" pursuant to clause 8 of the Second Management Contract.

[91] Accordingly, I do not believe that an order intended to preserve access to an asset pending determination of its ownership should be granted with respect to AMI's management fees. Management fees are compensation for services rendered, not for transfer of an asset.

[92] Further, since Syncrude takes the position that it cannot simply purchase sand and gravel for reclamation, the value attaching AMI's cash flow is questionable. AMI notes that Syncrude has abandoned its request for a preservation order relating to stockpiled material, but continues to seek payment into Court of management fees arising from the sale of these materials.

[93] AMI argues that this request effectively amounts to a request for security for Syncrude's claim against AMI. Citing *1400467 Alberta Ltd v Adderley*, 2014 ABQB 439, 591 AR 40 at paras 51-53, AMI asserts that none of the three exceptional circumstances where security for judgment can be posted exists in this situation:

- 1) Security as a condition of being able to appeal;
- 2) Assets are being dealt with so as to escape judgment;
- 3) Where the court is "almost, but not quite, satisfied that the defendant has no defence".

[94] Syncrude asserts that it is trite law that harm is irreparable where damages cannot be collected, citing *Moses v Weninger*, 2006 ABCA 52, 380 AR 230. AMI admits that it does not have sufficient funds to pay the \$68 million Syncrude seeks in its counterclaim, but Syncrude goes further, arguing that it will not be able to enforce any award because AMI is impecunious.

[95] Of course, Syncrude's argument on this front rests on the premise that its counterclaim is valid and that a Court will agree with its calculation of damages. The Supreme Court of Canada held in *RJR-MacDonald* at para 59 that one party's impecuniosity does not automatically determine the application in favour of the other party, though it may be a relevant consideration.

[96] AMI's position is that its inability to pay \$56 million into Court or to satisfy a judgment in that amount does not render it impecunious, especially given that Syncrude's counterclaim remains to be adjudicated. The magnitude of Syncrude's counterclaim compared to AMI's assets cannot be allowed to overwhelm a reasoned consideration of the equities inherent in Syncrude's request for prejudgment relief. Care must be taken to ensure the quantum of damages sought by counterclaim is not allowed to lead the Court inexorably to the conclusion that an unsatisfied judgment is inevitable. Further, given AMI's admission that its resources would fall vastly short

of discharging so large a damage award, one might conclude that the incremental value to Syncrude of a preservation order is *de minimus*.

[97] Syncrude makes much of the irreparable harm its reputation will suffer if it cannot meet its reclamation obligations. Based on Syncrude's representations, I fail to see how having what would otherwise be AMI's cash flow from the Overlapping Area will address that concern, if it cannot purchase the necessary reclamation material elsewhere.

[98] AMI argues that Syncrude must do more than merely assert the possibility of irreparable harm to its reputation and quotes as follows from *Centre Ice Ltd v National Hockey League* (1994), 166 NR 44 (FCA) at para 11:

Loss of good will, of reputation, of distinctiveness, if established after a full hearing at trial may well constitute irreparable harm and lead to the issuance of a permanent injunction. However, as this Court's jurisprudence has shown, in the absence of clear evidence that irreparable harm would result at this juncture, an interlocutory injunction should not be issued.

[99] In addition, AMI argues in its brief that if it is responsible for Syncrude's inability to meet its reclamation obligations, that should not reflect adversely on Syncrude's reputation. Conversely, if AMI is not responsible for Syncrude's inability to reclaim, then any damage to Syncrude's reputation is not caused by AMI.

[100] Taking all of the foregoing into account, the evidence does not establish to my satisfaction that Syncrude will suffer irreparable harm if I do not grant a preservation order.

3. Balance of Convenience

[101] With respect to the balance of convenience, Syncrude argues that the harm it will suffer if prejudgment relief is not granted, as outlined above, outweighs the harm to AMI if relief is granted. For its part, AMI asserts that a preservation order will put it out of business and points to para 59 of *RJR-MacDonald* where the Supreme Court of Canada held that a party put out of business has suffered irreparable harm.

[102] Syncrude attempts to justify potentially putting AMI out of business on the basis that it may be heading that way in any event. AMI may indeed encounter difficulties continuing operations if its cash flow is attached by a preservation order. The evidence of AMI's Chief Financial Officer, William Woods, suggests that operation of the Susan Lake pit is central to AMI's economic survival. However, Syncrude has not provided persuasive evidence that AMI's business is in jeopardy in the absence of a preservation order. In contrast to the case before the Court in *Greater Vancouver (Sewerage & Drainage District) v Ambassador Industries Ltd* (1982), 41 BCLR 292 (BCCA), I am not satisfied that AMI is not a going concern. I have not been presented with evidence to suggest that AMI's contract regarding the Susan Lake pit will not be renewed when the Second Management Contract expires on November 30, 2017. Neither has Syncrude provided any persuasive evidence to support its assertion that AMI has no other potentially viable prospects.

[103] Syncrude suggests in its brief that AMI is considering responding to a preservation order by “walking away from the management contract” or “selling any other assets”. Syncrude’s claim that these actions do not give rise to significant harm to AMI seems to ignore AMI’s claims that the impact of such an order cannot be overstated.

[104] The cases cited by Syncrude suggesting that it is acceptable to force an entity to cease operations by means of an interlocutory injunction involved respondents that had acted in flagrant breach of some proprietary interest belonging to the applicant: **Bell ExpressVu Ltd Partnership v Tedmonds & Co**, [1999] OJ No 3679 (SCJ) at para 25; **3058354 Nova Scotia Co v OnSite Equipment Ltd**, 2007 ABQB 695, 84 Alta LR (4th) 358; **Adler Firestopping Ltd v Rea**, 2008 ABQB 95, 441 AR 18. It is by no means established that that has occurred in this case.

[105] An additional factor is that, as AMI points out, the Second Management Contract requires it to manage the removal of surface materials from the Susan Lake pit for public use. Noting the Supreme Court’s comments at para 71 of **RJR-MacDonald**, AMI takes the position that when the authority involved is charged with protecting the public interest and the impugned action was taken pursuant to that responsibility, the court should in most cases assume that irreparable harm to the public interest would result from restraint of that action.

[106] The evidence satisfies me that a preservation order that attaches AMI’s cash flow from its operations at the Susan Lake pit would adversely impact AMI’s ability to perform its duties under the Second Management Contract. That may operate to frustrate the Province’s intention that sand and gravel be made available for public use. It would indeed be ironic if the Province engaged AMI to make sand and gravel available to the public but prevented AMI from fulfilling that objective by granting Syncrude exclusive use and possession of that sand and gravel.

[107] Based on the foregoing analysis, I find the requirements of the tripartite test for injunctive relief are not satisfied in this case. Further, as indicated earlier, I do not consider it appropriate to grant a preservation order attaching AMI’s management fees.

[108] AMI asserts that, since a preservation order is inappropriate here, payment into Court in lieu of a preservation order is also inappropriate. In support of its view, AMI cites **Vaccaro v Twin Cities Power Canada**, 2013 ABCA 252, 97 Alta LR (5th) 193 at para 16. There, the Court of Appeal noted that orders requiring the posting of security for judgments must meet the requirement for a strong *prima facie* case as well as the requirement for a real risk that assets within the jurisdiction are about to be removed, rendering nugatory any judgment obtained.

[109] I agree and decline to grant an order for payment into Court in lieu of a preservation order.

VI. Attachment Order

[110] Syncrude attempts to overcome the objection to a preservation order in respect of management fees by seeking attachment under the provisions of the *CEA* of all of AMI’s assets, including management fees.

[111] The purposes of preservation orders and attachment orders are different. A preservation order targets property the ownership of which is in dispute. Attachment orders target property

that belongs to the respondent. This distinction recently was made by O’Ferrall J.A. in **Gemba LLC v Nixious Investments Inc**, 2016 ABCA 241 at paras 20-21:

As explained in *Canadian Imperial Bank of Commerce v. Credit Valley Institute of Business & Technology ...*, a "proprietary" injunction is one granted to preserve an asset in the possession of a defendant which the plaintiff says belongs to it. The authority for making such an order in Alberta may be found in Rule 6.25(1)(a) which provides that the court may make an order for the preservation of property which is in dispute. The purpose of a proprietary injunction is to preserve the disputed property until trial so that the property will be available to be returned to the plaintiff if successful at trial.

Other types of injunctions (for example, *Mareva* injunctions) do not involve a claim to ownership to the asset sought to be the subject of the injunction. The *Mareva* injunction typically restricts a defendant from dealing with assets which he or she clearly owns. Injunctions prohibiting a defendant from dealing with his own property are governed by section 17 of the [CEA]. Such injunctions represent an exception to the rule that the civil courts ordinarily have no jurisdiction to attach the assets of an alleged debtor for the protection of the claiming creditor prior to the creditor obtaining judgment: *Lister & Co. v. Stubbs ...* [Citations omitted.]

A. Test

[112] The parties disagree on the appropriate test for granting an attachment order. The issue is whether a common law test applies in addition to the statutory test.

[113] Syncrude’s position is that the test for an attachment order is encompassed within the four corners of s. 17(2) of the CEA. Sections 17(1) and 17(2) of the CEA provide:

17(1) A claimant may apply to the Court for an attachment order where

- (a) the claimant has commenced or is about to commence proceedings in Alberta to establish the claimant’s claim, or
- (b) the claimant has commenced proceedings before a foreign tribunal to establish a claim if
 - (i) a judgment or award of the foreign tribunal could be enforced in Alberta by action or by proceedings under an enactment dealing with the reciprocal enforcement of judgments or awards, and
 - (ii) the defendant appears to have exigible property in Alberta.

(2) On hearing an application for an attachment order, the Court may, subject to subsection (4), grant the order if the Court is satisfied that

- (a) there is a reasonable likelihood that the claimant's claim against the defendant will be established, and
- (b) there are reasonable grounds for believing that the defendant is dealing with the defendant's exigible property, or is likely to deal with that property,
 - (i) otherwise than for the purpose of meeting the defendant's reasonable and ordinary business or living expenses, and
 - (ii) in a manner that would be likely to seriously hinder the claimant in the enforcement of a judgment against the defendant.

[114] AMI's position is that the tripartite test is only the starting point for an attachment order and that an applicant also must establish the requirements of s. 17(2) of the *CEA*. AMI submits that the four-part test it argued for a preservation order also applies to an attachment order. AMI argues that an attachment order is a form of injunctive relief, so it would be inappropriate not to consider the two branches of the tripartite test that are not included in s. 17 of the *CEA*: balance of convenience and irreparable harm.

[115] I do not accept AMI's argument that the requirements of s. 17(2) of the *CEA* are to be augmented with the tripartite test. In my view, s. 17(2) of the *CEA* is the complete test for an attachment order, though I note that it is discretionary. The Court in *Rea v Patmore* held at para 4:

Although pre-judgment relief is incorporated into the [*CEA*], it remains an extraordinary remedy. Even a litigant who meets all the statutory prerequisites for the remedy may be denied the remedy: the court retains discretion to grant the remedy. While there is no catalogue of factors that will necessarily apply in all situations, when deciding whether to grant the remedy, the court will be guided by the "judicial abhorrence for prejudgment execution". In this case, while it is true that Mr. Patmore has dealt with the truck in a surreptitious and underhanded way, there is nothing to suggest that he is operating all of his business and personal affairs in such a way. The mere fact that Mr. Rea probably has a good action against Mr. Patmore is not reason enough to tie up a substantial amount of Mr. Rea's property until judgment.

[116] AMI did not cite any authority other than *Gilks* for its position. *Gilks* was an application for a preservation order, which Veit J. held was not appropriate. Her comments about the test for an attachment order are *obiter* and rely on a single sentence from *Interclaim*. As discussed above, *Interclaim* is not authority for AMI's position nor, with respect, does it support the *obiter* comments in *Gilks*.

[117] Further, in *Chipewyan Prairie First Nation No 470 v Kent*, 2008 ABQB 157, 443 AR 56, Veit J. cited *Industrial Rewind & Supply Inc v Kuntz & Kramer Services Inc*, 2001 ABQB 123, 11 CPC (5th) 76, where the Court found that the balance of convenience favoured the

applicants even though they had not met the requirements of s. 17(2) of the *CEA*. Nevertheless, she held at paras 65-66 that the tests for an injunction and for an attachment order are distinct, though possibly similar in application.

[118] Much like AMI, the respondent in *Alberta (Treasury Branches) v Pocklington*, 1998 ABQB 810, 231 AR 84 argued that the Court is not compelled to grant an attachment order where the balance of convenience test is not met. At paras 34-36, the Court noted the discretion afforded by s. 17(2) of the *CEA* but left open the question of whether it compelled a consideration of irreparable harm or the balance of convenience.

[119] The Court of Appeal, however, has taken a narrow view of the discretion afforded by s. 17(2). In *Tycholis v Teem Energy Ltd*, 2007 ABCA 219, 417 AR 135, the Court of Appeal reversed Veit J.'s decision to deny an attachment order on the basis of "dissipation". The Court of Appeal stated at para 35 that as the *CEA* does not make dissipation a requirement, it is irrelevant in a technical and legal sense. This suggests that s. 17(2) of the *CEA* is a complete code.

[120] Similarly, in *1773907 Alberta Ltd v Davidson*, 2016 ABQB 2, one party sought to rely on a common law exception to obviate the requirement in s. 17(2)(b)(i) of the *CEA*. At para 83, this Court declined to adopt the common law exception because "the requirements for an attachment order are set out in statutory form and not in the common law".

[121] Finally, AMI argued that attachment orders are a form of injunctive relief and therefore the tripartite test cannot be ignored. This argument must fail as the Court of Appeal has held that attachment orders are not injunctions. In *Proprietary Industries Inc v Workum*, 2006 ABCA 225, 397 AR 243, the Court of Appeal held that a Master had jurisdiction to issue attachment orders under the *CEA* and stated at para 22:

Though attachment orders have an injunctive element to them, they differ from injunctions in several material respects. Attachment orders are limited in that they are designed to preserve property and are of limited duration; until the matter goes to trial. They cannot restrain underlying wrongful conduct or compel a defendant to action unrelated to preservation of property. In addition, the legal test and the proof required to obtain an attachment order differs from the requirements for an injunction order.

[122] Accordingly, I accept Syncrude's position that the test for an attachment order is contained entirely in s. 17(2) of the *CEA*. There is no additional requirement that an applicant meet the tripartite test established in *RJR-MacDonald*.

B. Application

[123] Turning to the criteria in s. 17(2) of the *CEA*, Syncrude asserts that it is reasonably likely that its claim in conversion against AMI will be established. Syncrude states in its brief that conversion may be described as a "wrongful interference with the goods of another, such as taking, using or destroying these goods in a manner inconsistent with the owner's right of possession". As noted above, Syncrude asserts that it has an exclusive right to use and possess reclamation material.

[124] Syncrude also asserts in its brief that there is a reasonable likelihood that its counterclaim against AMI in trespass to chattels will be established. It cites ***Sprung Instant Structures Ltd v Royal Bank of Canada***, 2008 ABQB 30, 439 AR 334 at para 15 for this proposition:

A trespass to a chattel will be established where the plaintiff has possession or an immediate right of possession and that right of possession is wrongfully interfered with, physically, by the defendant, but without the intention or effect of denying or negating the plaintiff's title.

[125] I note, however, that while the Syncrude MSL requires Syncrude to stockpile reclamation material, including sand and gravel, I can find no reference therein to an exclusive right to use and possess sand and gravel. Rather, the evidence before me suggests that Syncrude's rights have been subordinated to AMI's right to operate the Susan Lake pit.

[126] Regarding the second criterion, Syncrude asserts that there are reasonable grounds for believing that AMI is dealing with its exigible property, or is likely to deal with that property, other than for the purpose of meeting its reasonable and ordinary business expenses.

[127] AMI denies this and explains decreases in its total assets, retained earnings and equity as the result of "one off" events, including the writing down of certain inventories and other assets.

[128] Syncrude also asserts that there are reasonable grounds for believing that AMI's dealings with its property are likely to seriously hinder Syncrude's ability to enforce judgment against AMI, but it has provided no evidence to support this assertion.

[129] AMI asserts that these claims must be supported by evidence beyond merely Syncrude's belief: ***First Mortgage Fund (V) Inc (Receiver Manager of) v Boychuk***, 2003 ABQB 217, 336 AR 319 at para 30. It cites this Court's comments in ***1482221 Alberta Ltd v Haney Farms (1985) Ltd***, 2009 ABQB 760, 486 AR 12 at para 58:

However, an attachment order cannot be granted simply on the basis that the defendant may not later be solvent enough to satisfy a judgment that may ultimately be awarded; the requirements of the Act must still be met: [***First Mortgage***], para 30. The Court must examine the debtor's situation to determine whether the creditor is likely to be seriously hindered in the enforcement of its Judgment as a result of the manner in which the debtor is, or is likely to, deal with its property.

[130] Syncrude asserts that AMI does not have sufficient funds to satisfy a judgment of \$68 million and that it cannot raise such funds. AMI readily acknowledges that it does not have the resources to satisfy a \$68 million judgment. However, I believe there is danger in forging too strong a link between the quantum of an applicant's claim for damages and a respondent's balance sheet.

[131] The fact that Syncrude's counterclaim so vastly overwhelms AMI's ability to satisfy that claim should not in itself be viewed as justification for attaching AMI's assets. The reality here is that if Syncrude is only moderately successful in its counterclaim it will put AMI out of business.

An attachment order at this stage of the action would not appear to significantly enhance Syncrude's chances of recovery.

[132] In the result, I decline to grant an attachment order.

VII. Mareva Injunction

[133] A Mareva injunction would have essentially the same effect as an attachment order, ensuring that management fees are secured pending trial. Syncrude acknowledged that if I granted an attachment order, a Mareva injunction would not be necessary. Given that I have declined to grant the attachment order, however, Syncrude's request for a Mareva injunction remains a live issue.

[134] Authority to order a Mareva injunction derives from the Court's equitable jurisdiction to grant injunctive relief pursuant to the *Judicature Act*, RSA 2000, c J-2, s 13(2): **1007374 Alberta Ltd v Ruggieri**, 2013 ABQB 420, 565 AR 329 at para 23. As with the attachment order application, the parties disagree on whether the tripartite test is relevant for a Mareva injunction.

A. Test

[135] Syncrude's position is that an applicant for a Mareva injunction must establish: (i) a strong *prima facie* case and (ii) a real and substantial risk that the respondent will dispose of its assets such that the applicant would be hindered or delayed in the recovery of judgment. Syncrude relies on *Aetna* at para 30 and on *Agrium Inc v Pocha*, 2000 ABCA 296 at para 2.

[136] AMI's position is that the applicant must establish: (i) a strong *prima facie* case, (ii) irreparable harm, and (iii) a real risk that the defendant will remove assets from the jurisdiction or dissipate those assets to avoid the possibility of a judgment. AMI relies on *Aetna* at para 30 and on *Cho v Twin Cities Power-Canada*, 2012 ABCA 47 at para 5.

[137] Both AMI and Syncrude cite *Aetna* as authority for the proposition that the applicant must establish a strong *prima facie* case. On a close reading, *Aetna* actually does not stand for that proposition. In *Aetna*, the Court surveyed U.K. and Canadian authority on Mareva injunctions and noted at para 29 that the Ontario Court of Appeal in *Chitel v Rothbart* (1982), 39 OR (2d) 513 chose a different threshold from that in the U.K. The U.K. authorities required a "good arguable case"; see Lord Denning in *Rasu Maritima SA v Perusahaan Pertambangan Minyak Dan Gas Bumi Negara* [1977] 3 All ER 324 (CA). The Ontario Court of Appeal held that the appropriate threshold was whether the applicant demonstrated a strong *prima facie* case. In *Banco Ambrosiano Holdings SA v Dunkeld Ranching Ltd*, [1987] 85 AR 278 (CA), an early Alberta Mareva injunction case, the Court declined to adopt the strong *prima facie* case threshold and held that *Aetna* had not decided the standard of proof required. In subsequent cases, however, Alberta has adopted the strong *prima facie* case threshold: *Agrium* at para 2; *Cho* at para 5; *Vaccaro* at para 16. Moreover, a strong *prima facie* case versus a good arguable case is likely a difference in words without practical consequences: *Tracy v Instalogs Financial Solutions Centres (BC) Ltd*, 2007 BCCA 481, 48 CPC (6th) 157 at para 54.

[138] The purpose of creating the attachment order remedy under the CEA was to eliminate the uncertainty surrounding the circumstances in which a Mareva injunction could be obtained:

Alberta Institute of Law Research and Reform, *Prejudgment Remedies for Unsecured Claimants*, Report No 50 (Edmonton: ALRI, 1988) at 146-47. After the creation of the attachment order it was thought by some that while the Mareva injunction remained in existence in Alberta it would be granted in very rare occasions: Ray Rutmen et al, *Creditors' Remedies in Alberta*, loose-leaf, 2d ed (Carswell, 1999), 6-2. This has not proved to be the case and Alberta courts continue to grant Mareva injunctions: *Interclaim* at para 83; *Ruggieri* at para 24.

[139] Mareva injunctions are granted, however, on the basis of a test that differs from that in s. 17(2) of the CEA. In *Metalworks Canada Ltd v Warrack*, 2014 ABCA 389, 588 AR 54 at para 25 the Court of Appeal held that the grounds for obtaining a Mareva injunction differ from those for obtaining an attachment order in two ways: (i) the strength of the plaintiff's claim, and (ii) how probative the evidence must be that the respondent has dealt or will deal with the subject assets.

[140] First, the strength of the applicant's claim required for a Mareva injunction is higher than for an attachment order: *1498587 Alberta Inc v Devani*, 2012 ABQB 324, 540 AR 335 at para 22 citing *Osman Auction Inc v Belland*, 1998 ABQB 964, 235 AR 180 at para 39; see also *Lyons v Creason*, 2008 ABQB 550 at para 10. An applicant for a Mareva injunction must show a strong *prima facie* case, whereas an applicant for an attachment order must show only that there is a reasonable likelihood that he will establish his claim against the defendant.

[141] Second, Alberta courts require evidence that the respondent intends to remove, hide or dissipate assets in order to avoid judgment: *Cho* at para 10; *Vaccaro* at para 16. By contrast, s. 17(2)(b) of the CEA does not require intent to defeat judgment: *Pocklington* at para 25.

[142] This brings me to the question of whether the tripartite test applies to Mareva injunctions. AMI relies on the following statement from *Cho* at para 5:

The tests for a Mareva injunction are not new. There are a number of procedural requirements, and the usual tripartite test for ordinary injunctions probably also must be satisfied. On the merits, the plaintiff must show a strong *prima facie* case for his suit, and also that there is a real risk that the respondent will remove assets from the jurisdiction, or dissipate them, in order to avoid execution (enforcement) under a judgment. See [*Aetna*] (para 30); *Clark v. Nucare PLC*, 2006 MBCA 101, 208 Man R (2d) 102 (para 41); *Eli Lilly Can v. Novopharm*, 2010 FC 241, 364 FTR 265, 82 CPR (4th) 401; Sharpe, *Injunctions and Specific Performance*, para 2.880 (looseleaf, Dec 2011 issue).

[143] The Federal Court stated in *Eli Lilly Canada Inc v Novopharm Ltd*, 2010 FC 241, 364 FTR 265 at paras 19-20:

In summary, in Canada the following requirements for a *Mareva* injunction must be established:

1. The plaintiff must establish a strong *prima facie* case for potential success at trial: [*Aetna*] at 27;
2. The plaintiff must meet the five guidelines set out in *Third Chandris Shipping* as re-articulated and modified in *Chitel*, namely

(a) full and frank disclosure, (b) particulars of the claim, (c) assets within the jurisdiction, (d) risk of removal or dissipation of assets in order to frustrate judgment, and (e) an undertaking as to damages; and

3. The plaintiff must satisfy the regular tripartite test for an interlocutory injunction described in [**RJR-MacDonald**] at 334, namely (a) the presence of a serious question to be tried, (b) irreparable harm should the injunction not be granted, and (c) that the balance of convenience favours the moving party.

If the applicant fails to meet any of these, the Court should refuse the *Mareva* injunction.

[144] AMI has not pointed to any authority since **Cho** where an Alberta court applied the tripartite test to a *Mareva* injunction. In fact, it is unclear whether the Court of Appeal has followed **Cho**. In **Vaccaro**, decided after **Cho**, O’Ferrall J.A. said at para 16 that the test for a *Mareva* injunction required only two things: a strong *prima facie* case and a risk of removal or dissipation of assets in order to frustrate any judgment. However, **Vaccaro** was a security for costs case, not an application for a *Mareva* injunction.

[145] In **1007374 Alberta Ltd v Ruggieri**, 2013 ABQB 278, the respondent relied on **Cho** to argue that the tripartite test must be satisfied for a *Mareva* injunction. Hawco J. held at para 25 that requiring that the tripartite test be met in addition to the two-part *Mareva* injunction test did not result in a higher test. His reasoning is consistent with the general consensus that if the applicant establishes a strong *prima facie* case, it will have met the “less exacting” test of a serious issue to be tried: **Interclaim** at para 46 citing **Aetna**; see also **Interclaim Holdings Limited v Down**, 1999 ABCA 214 at para 6. There is no authority, however, on whether the tests of irreparable harm and balance of convenience are subsumed within the *Mareva* injunction test.

[146] In **Cho** and **Eli Lilly**, the Courts did not have to determine whether the tripartite test was met. In **Eli Lilly**, the applicant had not provided an undertaking as to damages. In **Cho**, the applicant failed to show that the respondents were removing, hiding or dissipating assets to avoid execution.

[147] Interestingly, in **Front Carriers Ltd v Atlantic & Orient Shipping Corp**, 2006 FC 18, the Federal Court held at paras 33-37 that the serious issue to be tried test is subsumed within the requirement that an applicant set out the particulars of the claim. The Court held at para 15 that the three branches of the tripartite test “are merged with the separate distinct criteria of a *Mareva* injunction”. The Court granted a *Mareva* injunction without explicitly addressing balance of convenience and irreparable harm. Perhaps this is because if there is a real risk that the assets will be dissipated or moved to avoid judgment, the applicant has established irreparable harm and the balance of convenience favours granting the order.

[148] In summary, I find that an applicant for a *Mareva* injunction in Alberta must establish (a) a strong *prima facie* case for potential success at trial, and (b) a real risk that the respondent will remove assets from the jurisdiction, or dissipate them, in order to avoid a judgment. Further, the

applicant must meet procedural requirements: (a) full and frank disclosure, (b) particulars of the claim, (c) assets within the jurisdiction, and (d) an undertaking as to damages. Finally, the applicant must satisfy two branches from the tripartite test: irreparable harm and balance of convenience.

B. Application

[149] I note the comments of the Court of Appeal in *Modry v Alberta Health Services*, 2015 ABCA 265, 606 AR 373 at para 37:

For a definition of “strong *prima facie* case”, see *IBM Canada Ltd v Almond*, 2015 ABQB 336 at para 29 (a strong *prima facie* case is one that will “probably prevail at trial” or is “likely to succeed at trial”), ...

[150] Syncrude asserts that it has a strong *prima facie* case premised on its claim to exclusive use and possession of reclamation material. Can it be said at this stage that Syncrude will probably prevail at trial in its claims of conversion and trespass to chattels?

[151] In my view, there is more than sufficient doubt about the outcome of the trial Court’s attempt to reconcile the various agreements impacting on the Overlapping Area to prevent me from concluding that Syncrude will probably prevail at trial.

[152] Consequently, I find that Syncrude has not established a strong *prima facie* case. Further, I am not, from the evidence submitted, prepared to find that there is real risk that AMI will dissipate assets.

[153] Syncrude’s request for a Mareva injunction is denied.

VIII. Conclusion

[154] To summarize, Syncrude’s applications for a preservation order, for an attachment order and for a Mareva injunction are denied. If the parties are unable to agree on costs they may submit written argument within thirty days of the date of these Reasons.

[155] I mention in passing that AMI pointed out that a prejudgment preservation order should not be used as a tactical weapon against a defendant who has a valid defence to the claim: see *1773907 Alberta Ltd v Davidson* at para 73. I have had some disquiet at the fact that Syncrude’s response to AMI’s action against it included a counterclaim for more than one hundred times the amount sought by AMI. To be sure, Syncrude is free to assert a counterclaim in whatever amount it thinks fit. Nevertheless, the Court must exercise great care to ensure that the quantum of an as yet unproven claim does not, by itself, influence the assessment of the merits of the application for prejudgment relief. Prejudgment relief, especially when it has the potential to limit the respondent’s ability to carry on business and to proceed with litigation, must not be allowed to be used improperly.

Heard on the 13th and 14th days of October, 2016.

Dated at the City of Calgary, Alberta this 24th day of January, 2017.

C.M. Jones
J.C.Q.B.A.

Appearances:

Marco Poretti
Reynolds Mirth Richards & Farmer LLP
for the Plaintiff/Respondent

Joshua A. Jantzi
Dentons Canada LLP
for the Defendant/Applicant

Tab 14

Hoff v. Gerk, 1999 ABQB 744

Date: 19991006
Action No. 9804-00030

IN THE COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL DISTRICT OF GRANDE PRAIRIE

BETWEEN:

JODY HOFF, JORDAN RUECKER, DRY POLE COULEE INC.
AND B.R.M. HOFF ENTERPRISES INC.

Plaintiffs
(Appellants)

- and -

CONRAD GERK AND CE-JAY RANCH INC., DOUG BURLOCK,
DIANE BURLOCK, BURLOCK HOLDINGS INC.,
KLESKUN HILLS PONDEROSA LIMITED, PHIL MUNDY
AND DAVE ROWE, PETER GERK AND MARGARET GERK

Defendants
(Respondents)

REASONS FOR JUDGMENT

OF THE HONOURABLE MADAM JUSTICE J.C. COUTU

INTRODUCTION:

[1] In January 1998, the Plaintiffs sued the Defendant Conrad Gerk and Ce-Jay Ranch Inc. for \$600,000.00 damages arising out of an agreement for the raising of buffalo. In mid February 1998, the Plaintiffs removed 188 buffalo from the Ce-Jay Ranch location to Mr. Hollingworth's ranch. On June 10, 1999, the Defendants applied for a preservation order pursuant to Rule 467. The Master ordered that all the buffalo moved to the Hollingworth ranch must remain on the ranch and cannot be sold, butchered or otherwise disposed of. The Plaintiffs appeal that decision.

ISSUES:

[2] The Plaintiffs submit the Master should have denied the application for the following reasons:

- (a) At the time of the application, the Defendants, in their pleadings, had not claimed ownership to the buffalo.
- (b) Conrad Gerk and Ce-Jay Ranch Inc., filed bankruptcy or receivership and had no capacity to carry on with the action and had no capacity to make the Court application.
- (c) Mr. Seymour and Mr. Gerk are not lawyers therefore they cannot represent other Defendants and ought not to have a right of audience.
- (d) The Defendants did not provide an undertaking for damages.

HISTORY OF ACTION:

[3] On January 13, 1998, the Plaintiffs sued the Defendant Conrad Gerk and Ce-Jay Ranch Inc. for \$600,000.00 damages. The Statement of Claim alleges that the Defendant Conrad Gerk convinced the Plaintiffs to purchase buffalo and Mr. Gerk and Ce-Jay Ranch Inc. would care for the buffalo in return for a 50 percent share of live offspring. It is alleged that the Defendants failed to properly care for the buffalo, resulting in many buffalo dying and few offspring. The Plaintiffs allege the Defendants breached their fiduciary duty by keeping monies that belonged to the Plaintiffs. The Plaintiffs also seek an injunction allowing them to take over the care of the buffalo.

[4] In early February 1998, the Burlocks, Burlock Holdings Inc., Kleskun Hills Ponderosa Limited, Phil Mundy and Dave Rowe claimed that some of the buffalo were their buffalo. Until that time, the Plaintiffs were not aware that the Defendants were caring for other owners' buffalo.

[5] In mid-February 1998, as a result of an agreement reached between the Plaintiffs' counsel and Defendants' counsel, the Plaintiffs removed most of the buffalo from the Defendants' ranch and moved them to the Hollingworth ranch. Pursuant to the agreement, approximately 18 buffalo were left in the possession of the Defendants as these were the buffalo other owners (Burlocks etc.) were claiming ownership of.

[6] In mid February 1998, the 18 buffalo that were left in the Defendants' possession were seized by the S.P.C.A. because they were in poor physical condition. The S.P.C.A. moved these buffalo to the Hollingworth property. However, not long after, these 18 buffalo were moved back to the Defendants' ranch.

[7] On the 12th of March, 1998, the Plaintiffs filed a motion to amend their Statement of Claim to bring in as Defendants the individuals who were claiming ownership to the 18 buffalo (the Burlocks etc.) and to seek a declaration as to the ownership of these buffalo. (On April 16, 1998, an Order allowing this amendment was granted.)

[8] On April 3rd, 1998, Conrad Gerk and Ce-Jay Ranch Inc. retained a lawyer who then filed a Statement of Defence. The defence denies the Defendant Gerk was in a position of fiduciary trust, denies that the Defendants made a secret profit, denies the poor care of the buffalo, denies that the Defendants sold any of the Plaintiffs' buffalo without the Plaintiffs' consent, and denies that the Defendants were prohibited from selling their share of the offspring. Paragraph 14 of the defence alleged "That on the 11th of February, 1998, the Plaintiffs and Defendants entered into an agreement to divide the buffalo whereby the Defendants would take 16 heifers plus all tagged buffalo not owned by the Plaintiffs and the Plaintiffs would be entitled to remove all remaining buffalo."

[9] In June 1998, the Defendants Doug and Diane Burlock and Burlock Holdings Inc. retained lawyers and filed a Statement of Defence. The defence alleges they paid Ce-Jay Ranch Inc. to purchase 8 buffalo. They claim ownership to these buffalo as bona fide purchasers for value. They also issued a counterclaim against the co-Defendants Conrad Gerk and Ce-Jay Ranch Inc. to recover the cost of the buffalo in the event the Court held they were not entitled to the buffalo.

[10] In June 1998, the Defendant Kleskun Hills Ponderosa Limited retained the same counsel and filed a similar defence and counterclaim against Conrad Gerk and Ce-Jay Ranch Inc.

[11] Later, the Plaintiffs discovered that Conrad Gerk filed bankruptcy. They also discovered he was advertising to sell the buffalo ranch and the buffalo on the ranch. The Plaintiffs went to court to obtain a preservation order with respect to the buffalo on the Gerk ranch.

[12] July 3rd, 1998, the Master ordered that the 18 buffalo on the Gerk ranch would remain on the Gerk ranch and that no party to the action, pending trial, could sell any of the 18 buffalo.

[13] Shortly before that application, the parents of Conrad Gerk, Peter and Margaret

Gerk, filed a lien under the *Livery Stable Keepers Act* alleging they were owed monies for the care of the buffalo. The Master's Order of July 3rd, 1998, ordered that this *Livery Act* lien would be determined at the same time the main action went to trial.

[14] In August 1998, the lawyer acting for the Defendants Gerk and Ce-Jay Ranch Inc. filed a Notice of Ceasing to Act. These Defendants then retained new lawyers. However, in March of 1999 these new lawyers also filed a Notice of Ceasing to Act.

[15] April 12th, 1999, the lawyer representing the Burlocks and Burlock Holdings Inc. and Kleskun Hills Ponderosa Limited filed a Notice of Ceasing to Act.

[16] May 17th, 1999, Mr. Seymour, as agent for the Defendants Burlock, Burlock Holdings Inc. and Kleskun Hills Ponderosa Limited, filed a discontinuance of their action against Conrad Gerk and Ce-Jay Ranch Inc. Mr. Seymour has a business relationship with Mr. Gerk. Mr. Seymour and Mr. Conrad Gerk are directors of Conrad Gerk Corporation, Burlock Holdings and Kleskun Hills. (However, there is no information disclosing when they became directors of those companies.) Neither Mr. Gerk nor Mr. Seymour are lawyers.

[17] May 21st, 1999, Mr. Seymour, on behalf of all of the Defendants, filed a Notice of Motion and Affidavit. The Defendants were seeking an order that all of the buffalo on the Hollingworth ranch be kept on the Hollingworth ranch and that no party to the action could sell these buffalo pending the trial of the action. In support of that application there was an Affidavit by Conrad Gerk. In that Affidavit, *and for the first time*, Conrad Gerk alleges that on September 14th, 1996, Ce-Jay Ranch Inc. purchased some buffalo from the Plaintiffs.

[18] Prior to the Master hearing the application, Plaintiffs' Counsel objected to the application being made by telephone conference as the Master, who was in Edmonton, would not have the file. The file is a very thick file with hundreds of documents and pleadings. Despite the Plaintiffs' objection, the application was heard by way of telephone conference.

[19] June 10th, 1999, the Master issued an order which provided:

- (1) All of the bison (buffalo) which were the subject of the application on Thursday, June 10th, 1999, will remain where they presently are pending further order of the Court.
- (2) None of the said bison will be sold, butchered or otherwise disposed of.

[20] On June 28th, 1999, the Plaintiffs filed a Notice of Appeal of the Master's Order. One of the listed reasons for appeal, was that the Defendants, Gerk and Ce-Jay Ranch Inc., never raised in their defence or issued a counterclaim alleging they were owners of some of the buffalo. (The Notice of Appeal was returnable for July 12, 1999.)

[21] Four days later, on July 2nd, 1999, Statements of Defence were filed by Peter Gerk and Margaret Gerk, Phil Mundy, Conrad Gerk and Ce-Jay Ranch Inc. and Kleskun Hills Ponderosa Limited. All of these Statements of Defence were filed by Conrad Gerk.

[22] As to the defence by Conrad Gerk and Ce-Jay Ranch Inc., the Statement of Defence is almost identical to the first Statement of Defence, filed by their counsel, except for two important changes. Paragraph 14 (in the first Statement of Defence) was deleted. That paragraph had acknowledged that on the 11th of February, 1998, the Plaintiffs and Defendants agreed to divide the buffalo whereby the Defendants would take the buffalo not owned by the Plaintiffs and the Plaintiffs would be entitled to remove all the remaining buffalo. Further, the second Statement of Defence, in Paragraph 16, alleges that the Plaintiffs removed the buffalo without legal authority to do so and converted the buffalo by falsifying ownership, or, in the alternative, converted buffalo belonging to the Defendants. There is no counterclaim alleging ownership or damages for any of the buffalo.

[23] The Plaintiffs examined Mr. Gerk at Examination for Discovery on June 15, 1999. Mr. Gerk testified he filed bankruptcy and is now discharged. Ce-Jay Ranch Inc. filed for receivership but it was not concluded yet. Mr. Gerk was asked whether the Trustee in Bankruptcy for Ce-Jay Ranch Inc. granted consent or approval for the Court applications. Mr. Gerk replied that he did not have anything in writing. Mr. Gerk was asked whether the Bankruptcy Trustee (for himself personally) provided any consent or approval for litigation being carried on in his name. Mr. Gerk replied that he was discharged. He was then asked whether, prior to being discharged, the Trustee had provided him with approval or consent for this action being carried on in his own capacity. Mr. Gerk replied that he had never talked to the Trustee about it. Mr. Gerk confirmed that he never made any application to the bankruptcy court for consent or approval to continue this litigation in his own capacity. Similarly, Ce-Jay Ranch Inc. did not apply to the Bankruptcy Trustee for consent or approval to continue the litigation.

DECISION:

[24] In my view, bringing this application in front of the Master by way of telephone conference was inappropriate and unfair to the Master because of the complexity of the issues and the number of documents pertaining to this action. The matter should have been brought in special chambers.

[25] With all due respect to the learned Master, I allow the Appeal and set aside the Order he granted on the 10th of June, 1999.

[26] Prior to dealing with my Reasons I point out that neither Mr. Gerk nor Counsel for the Appellant provided the Court with any authorities so the authorities referred to in these Reasons are those of the Court.

[27] The application should have been denied for the following reasons:

A. At the time of the application, the Defendants, in their pleadings, had not claimed ownership to the buffalo.

[28] Rule 476 of the *Rules of Court* provides:

Where there is a dispute respecting the title to any property, the Court may make an order for the preservation or interim custody of the property.... (italics added)

[29] Clearly, Rule 467 sets out that to obtain a preservation order there must be a dispute respecting title to the property. Court cases confirm this principle. **Echo Valley Farms v Alta** (1998) A.J. No. 659 and **J.R. Paine and Assoc. Ltd. v Cairns** (1987) 55 Alta. L.R. (2d) 293.

[30] In this case, at the time of the application, in the pleadings, there is no claim by Mr. Gerk or Ce-Jay Ranch Inc. to any buffalo. Mr. Gerk filed an affidavit in support of his motion *and for the first time* alleged the purchase of 40 buffalo. However, an affidavit is not a pleading.

[31] In fact, in mid February 1998, the parties, through Counsel, agreed that, except for 18 buffalo, the Plaintiffs could take the buffalo to the Hollingworth ranch. This agreement was carried out. In the first Statement of Defence the Defendants acknowledge this agreement. *Subsequent* to the Master's Order the Defendants *purportedly* filed a second Statement of Defence and removed the paragraph which acknowledged the agreement. Although the Court clerks filed the second Statement of Defence it should not have been filed. There already was a Statement of Defence by these Defendants. A defendant cannot have two Statements of Defence. The second Statement of Defence does not indicate it is an Amended Statement of Defence. Further, Mr. Gerk, not being a lawyer, should not be representing other defendants in a Court of Queen's Bench action. I will refer to that matter later on in these Reasons. Even when the Defendants purportedly filed a second Statement of Defence they did not file a Counterclaim claiming ownership of the buffalo. If they have such a claim it should be clearly set out in a Counterclaim with the particulars as to how many buffalo they claim and the value.

[32] In any event, the order purports to preserve all buffalo on the Hollingworth ranch yet, even in his Affidavit, Mr. Gerk only claims to have purchased 40 buffalo. Further, because there is no counterclaim the Court is unable to determine if Mr. Gerk is claiming title to the buffalo or claiming damages for the buffalo. Where the claim is for damages a preservation order is not required as there is no dispute as to title of property. Further, the Court may decline to grant an injunction (which a preservation

order is) if damages are an adequate remedy.

B. Conrad Gerk and Ce-Jay Ranch Inc. filed bankruptcy or receivership and had no capacity to carry on with the action and no capacity to make the Court application.

[33] Section 70(2) of the *Bankruptcy Insolvency Act*, R.S.C. 1985, c.B-3 provides:
(2) On a Receiving Order being made or an Assignment being filed with an Official Receiver, a bankrupt ceases to have any capacity to dispose of or otherwise deal with his property, which shall, subject to this Act and to the rights of secured creditors, forthwith pass to and vest in the Trustee named in the Receiving Order or Assignment, and in any case of change of Trustee the property shall pass from Trustee to Trustee without any conveyance, assignment or transfer.

[34] “Property” is defined in s.2(1) to include “Choses in Action.” Therefore, the within action is property and Mr. Gerk and Ce-Jay Ranch Inc. having filed bankruptcy and receivership ceased to have capacity to deal with this property.

[35] In **Rahall v McLennan** (1997) 1 W.W.R. 316, Belzil J. extensively reviewed the law in this area and, by operation of the *Bankruptcy and Insolvency Act*, a bankrupt individual or corporation is precluded from bringing any actions except personal ones. In this case, the action is not a personal action and Mr. Gerk and Ce-Jay Ranch Inc. have no capacity to carry on with the action or make the Court application.

[36] The Trustee in Bankruptcy is to continue this action. As s.70(2) of the *Bankruptcy and Insolvency Act* provides, a bankrupt ceases to have any capacity to dispose of or deal with his property as that right passes to and vests in the Trustee in Bankruptcy.

[37] I refer to **Long v Brisson** (1992) 3 Alta. L.R. (3rd) 79 wherein the Alberta Court of Appeal held that if there is an assignment into bankruptcy, causes of action are vested in the Trustee at that time and the bankrupt person has no status to deal with the action.

[38] It is immaterial that the Trustee and the bankrupt have been discharged. **C.I.B.C. v Woodgrove Hills Developments Ltd.** (1982), 43 C.B.R. (N.S.) 239 (Ont. H.C.).

[39] If the Trustee refuses to bring an action, the bankrupt or a shareholder of the bankrupt may bring an application under s.37 for permission to bring the action. In this case, the Applicants did not have the permission of the Trustee to continue with the action and made no s.37 application. In **Churchill Pulpmill Ltd. v Manitoba** (1977) 3 W.W.R. 581 (Man. Q.B.), affirmed (1977) 6 W.W.R. 109 (Man. C.A.) the Court held that

the plaintiff had no status to maintain an action as it had not applied for leave to commence an action as a shareholder for the benefit of the corporate bankrupt. A shareholder of a company in bankruptcy has no status to either prosecute or defend an action for or on behalf of the bankrupt. The shareholder could apply for leave to pursue the action but this was not done.

[40] If, prior to bankruptcy, the bankrupt has commenced an action for damages for breach of contract, the Trustee can apply to the Court for leave to continue the action. **Brenner v American Metal Company** (1920), 1 C.B.R. 375 (S.C.).

[41] For the above reasons, Conrad Gerck and Ce-Jay Ranch Inc., have no capacity to carry on with the action and had no capacity to make the application to the Master and the Order should be set aside.

C. Mr. Seymour and Mr. Gerck are not lawyers therefore they cannot represent other Defendants and ought not to have a right of audience.

[42] Rules 5.2 to 5.4 of the *Rules of Court* state:

- 5.2 Subject to this part, a person shall only be represented before Court by a solicitor.
- 5.3 An individual may represent himself before the Court.
- 5.4 With the permission of the Court, a person may be represented before the Court by an Agent other than a solicitor.

[43] Section 103 of the *Legal Profession Act*, S.A. 1990, c. L-9.1 regulates the practice of law in the province of Alberta. The relevant parts of s.103 are as follows:

- (1) No person shall, unless he is an active member of the Society,
 - (a) practice as a barrister or as a solicitor,
 - (b) act as a barrister or as a solicitor in any Court of civil or criminal jurisdiction,
 - (c) commence, carry on or defend any Action or proceeding before a Court or Judge on behalf of any other person, or,
 - (d) settle, or negotiate in any way for the settlement of any claim for loss or damage founded in tort.
- (2) Subsection (1) does not apply to the following:
 - (c) a professional corporation in respect of services performed while it holds a permit under Part 8 that is not under suspension;

- (h) a person who acts on his own behalf in an Action, matter or proceeding to which he is a party;
- (j) an officer or employee of a corporation, partnership or unincorporated body in respect of the preparation of a document for the use of the corporation, partnership or unincorporated body or to which it is a party;
- (l) a person permitted by statute to appear as the Agent of another person before a Justice of the Peace, the Provincial Court or a Provincial Judge in respect of services provided by that person as an Agent.

[44] Section 74 of the *Provincial Court Act*, R.S.A. 1980, c. P-20 expressly permits non-lawyers to represent others, including corporations, in proceedings in the Civil Division of the Provincial Court, but does not extend this permission to appeals from the Civil Division to the Court of Queen's Bench.

[45] In **Professional Sign Crafters** (1993) 137 A.R. 784 the Plaintiff company was represented by Mr. Stanley, the sole director and shareholder. Mr. Stanley was not a lawyer. Master Alberstad held the director was not able to represent the Plaintiff company (in an application by the Defendant to strike the claim) as he was not a lawyer. Pursuant to s.103 of the *Legal Profession Act* only a lawyer could do that. Mr. Stanley applied under Rule 5.4 for permission to represent the company. The Master dismissed the application and held that Rule 5.4 is a nullity as it is a procedural rule and it cannot s.103 of the *Legal Profession Act*. An appeal to the Court of Queen's Bench was dismissed without recorded reasons.

[46] Later, in that same action, the Defendant applied to strike the Plaintiff's Statement of Claim as it was filed by a non-lawyer. Master Alberstad struck the claim and the Plaintiff appealed. O'Leary J. in **Professional Sign Crafters (1988) Ltd. v Wedekind** (1994), 19 Alta. L.R. (3rd) 53 (Q.B.) heard the appeal and held Rule 5.4 is not a nullity. O'Leary J. held that a superior Court judge has discretion to permit a non-lawyer to appear physically in court as a representative of another (right to audience.) However, such discretion should be exercised with care. However, non-lawyers cannot act for or represent another person in litigation. Since Mr. Stanley was not a lawyer he could not file the Statement of Claim. The action was stayed instead of struck.

[47] O'Leary J. thoroughly reviewed the law and at p.57 outlined it:

The Right of Audience

In order to place the issues in perspective it is important to distinguish between the inherent discretion of a superior Court to

permit a non-lawyer to appear physically in Court or before a judge as the representative or advocate of another person (the “right of audience”), and the right of an individual to represent another person in respect of legal matters generally, that is, the right to practice law.

Unless clearly taken away or modified by statute, the Court of Queen’s Bench, as a superior Court, has, by virtue of its inherent jurisdiction to control its own procedure, a discretion to permit an individual other than a member of the Law Society of Alberta to appear in Court as an agent or advocate on behalf of another person: **Collier v. Hicks** (1831), 2B. & Ad.663, 109 E.R. 1290; **Abse v. Smith**, [1986] Q.B. 536 (C.A.).

Rule 5.4 is a recognition and confirmation of the Court’s inherent discretion. It manifests an intention on the part of the Judges of the Court of Queen’s Bench to retain the right to control who may appear in Court on behalf of parties to litigation. It is one of three Rules promulgated in 1992 as Pt. 1.1 of the *Rules of Court* under the heading “Audience Before the Court” (Alta. Reg. 87/92). It is preceded by R. 5.2 and 5.3:

5.2 Subject to this Part, a person shall only be represented before the Court by a Solicitor.

5.3 An individual may represent himself before the Court. The Court’s inherent discretion may, of course, be modified or taken away completely by statute. If the Act affects the Court’s inherent jurisdiction, then the discretion must give way to the extent that it is inconsistent with the legislation. The wording of s.103(1)(c) must be examined since, at first glance, it appears to remove the discretion by prohibiting anyone but a lawyer from representing another person “before a court of judge”:

- (1) No person shall, unless he is an active member of the Society,
 - (c) commence, carry on or defend any action or proceeding before a court or judge on behalf of any other person,

To effectively take away or modify the Court’s inherent jurisdiction the legislature must do so in clear and unequivocal terms: **Cook v. Ip** (1985), 22 D.L.R. (4th) 1 (Ont. C.A.), **Jahnke v. Wylie** (1993), 13 Alta. L.R. (3rd) 31 (Q.B.).

In my opinion, s.103(1)(c), properly construed, does not remove or diminish the Court's inherent discretion to decide who it will permit to address it and is not in conflict with Rule 5.4. The Legislature could not have used the word "before" in the sense of a physical presence in a courtroom in front of a judge. Subsection (1)(c) would not make sense if that were the case. One does not "commence" an action or proceeding in a courtroom or in the presence of a judge. The words "carry on or defend any action or proceeding" are equivocal. They may refer to physical attendances in Court in the course of civil or criminal litigation, or to steps in an action or proceeding taken entirely outside a courtroom and away from the presence of a judge.

A secondary meaning must be given to the words "before a court or judge". The expression "before the court" is commonly used interchangeably with "in court" where the word "court" refers to the institution rather than the place. For example, "before" and "in" appear to have the same meaning in s.19 of the *Judicature Act*, R.S.A. 1980, c. J-1, and neither word refers to a physical presence in a courtroom or otherwise in front of a judge. Section 19 (1) provides that no proceeding "pending in the Court" may be restrained by prohibition or injunction. Subsection (2) then says:

(2) Nothing in subsection (1) disables the Court from directing, if it thinks fit, a stay of proceedings in a proceeding pending *before* it, and any person, whether a party or not to any proceeding at any time pending *in* the Court... [emphasis added]

In my view, the expression "before a court or judge" in s.103(1)(c) means "in a court" in the institutional rather than the physical sense. Subsection (1)(c) therefore means that a non-lawyer cannot act for or represent another person in respect of litigation, that is, in respect of matters "in" or "before" a Court. The prohibition is general and extends to all aspects of acting for or representing another person in connection with litigation. In my opinion, more precise language than that used in subs. (1)(c) would be required in order to displace the inherent and fundamental jurisdiction of a superior Court to control its own procedure. The purpose of the provision is to regulate the practice of law for the benefit of the public and not to restrict the right of audience. The continued existence of the Court's inherent discretion does not conflict with this purpose. My interpretation of s.103(1)(c) leaves intact the inherent jurisdiction of the Court to control the right of audience as expressed in Rule 5.4. A corporation may, therefore, be

represented in Court by any individual to whom the Court grants permission in the exercise of its inherent jurisdiction.

An individual has the right to commence and conduct litigation on his own behalf. Section 103(2)(h) recognizes that right by excluding “a person who sues on his own behalf in an action, matter or proceeding to which he is a party” from the restrictions contained in s.103(1). The Courts have traditionally accorded the right of audience to an individual appearing on his own behalf. Rule 5.3 confirms that practice and complements s.103(2)(h).

[48] At p.62 O’Leary J. continued:

Section 103(1)(c) clearly forbids anyone but a member of the Law Society from commencing and carrying on an action or proceeding on behalf of another person. Unless Stanley can bring himself within an exception in subs. (2) his conduct in preparing and issuing the Statement of Claim as agent of the plaintiffs was a violation of s.103(1)(c).

[49] O’Leary J. held that Mr. Stanley violated the Act when he prepared, issued, and served the Statement of Claim on behalf of the Plaintiffs. Similarly, here, Mr. Gerk and Mr. Seymour violated s.103 of the *Legal Profession Act* in filing and preparing documents for other defendants and representing them in this action.

[50] I now go on to consider whether the Master should have permitted Mr. Seymour or Mr. Gerk to appear on the application as agent or advocate of other Defendants. Though the Court has discretion to allow this, the Court’s discretion should be exercised with care. There are valid policy reasons for restricting the right of audience to qualified members of the Law Society of Alberta.

[51] These policy concerns were expressed in **Abse v. Smith**, (1986) Q.B. 536 (C.A.), at p.555:

First, I have no doubt that it is essential for the proper administration of justice in the courts of this country and the maintenance of the rule of law throughout the land that every court must retain the untrammelled power of regulating its own proceedings at least in all cases where these are not already regulated by ancient usage or statute.

Secondly, from the accumulated wisdom of the courts, as exemplified in the authorities ... as well as from my own experience both as advocate and judge, I think that it is essential that those who act as advocates in our courts, particularly in the higher courts ... should be members of a profession or professions subject to a strict code of discipline and etiquette and who have been thoroughly trained and practiced in the skills

of advocacy, in the proper and expeditious conduct of litigation and in the law. One of the most important factors tending not only to the just, but also to the swift, determination of litigation, which is so desirable, is that those who act as advocates for the litigants concerned have been thoroughly trained and are indeed adequately experienced to do so.

[52] In **Rangelander Holdings Ltd. v Calgary (City)** (1997), 196 A.R. 127 (C.A.) the Court refused to allow a non-lawyer to appear before the Court. Hetherington J. (C.A.) agreed with O'Leary J. in **Professional Sign Crafters** that there is an inherent discretion in the Court to control who may appear in Court on behalf of parties to litigation. Hetherington J. in refusing to allow a non-lawyer to appear referred to the policy concerns which come into play when exercising the inherent discretion as set out in **Abse v Smith**, supra.

[53] In **Rahall v McLennan** (1997) 1 W.W.R. 316 Belzil J. refused to allow a non-lawyer to represent the corporate litigants.

[54] In **Pobran-Jorgenson v Grey Nuns Hospital** (1997) 215 A.R. 197 (Q.B.) Mr. Jorgenson, who was not a lawyer, purported to represent three plaintiffs in a medical malpractice action in Queen's Bench. Perras J. refused to allow Mr. Jorgenson to carry on with the action. The action was stayed until the Plaintiffs retained counsel to carry their case forward.

[55] In **Professional Sign Crafters (1988) Ltd. v Wedekind**, supra, the Court held that the proper remedy is to direct a stay of proceedings until such time as the defendants are properly represented. This remedy was also exercised in **Pobran-Jorgenson**, supra, and **Rahall v McLennan**, supra.

[56] Mr. Seymour and Mr. Gerk, neither of whom are lawyers, should not have been allowed to appear in Court for the other Defendants or Ce-Jay Ranch Inc. This is a \$600,000.00 lawsuit which requires some knowledge of legal procedure. The problems in allowing non-lawyers to conduct complex litigation has already surfaced in this file. The purported filing of a second Statement of Defence, making an application by telephone conference when the matter should have been set for Special Chambers and the refusal to answer questions on examination without providing a legal basis for the refusal. Neither Mr. Gerk nor Mr. Seymour possess the training or the experience to adequately advocate for the co-defendants in this complex lawsuit. Under the circumstances it will impede adequate progress in advancing this lawsuit through the Court system. Further, Mr. Gerk and Mr. Seymour are not subject to the lawyers' code of ethics and discipline. This is why they now ignore the agreement made that the Plaintiffs were entitled to move the buffalo to the Hollingworth ranch. Also, the other Defendants, for whom Mr. Gerk and Mr. Seymour purport to act, will suffer for their lack of legal experience.

[57] Therefore, there shall be a stay of any further proceedings by the Defendants until such time as they are represented on the record by a lawyer. If the Defendants do not take such action within one month of the date of this judgment the Plaintiffs are at liberty, on notice to the Defendants, to apply for the appropriate remedy.

D. The Defendants did not provide an undertaking for damages;

[58] A preservation order under Rule 467 is pre-trial injunctive relief. It is an extraordinary remedy that should be granted only in exceptional circumstances. To be entitled to such relief, the Plaintiff must establish a prima-facie case and a real and substantial risk of the dissipation or disposal of assets. The Plaintiff must also give an undertaking for damages which other parties may suffer if the relief is held to have been improperly granted. **McAllister and Jack Prothro v The Norman J. McAllister Family 1996 Trust** (1998) A.J. 843 and **Hamza v Hamza** (1997) 53 Alta. L.R. (3d) 80, Alta. C.A. and **Echo Valley Farms Inc. v Alberta** (1998) A.J. No. 659. Here the Defendants did not provide an undertaking for damages and for that reason, as well, the application should have been denied.

Case Management:

[59] The Plaintiffs, in their Notice of Motion, request that a Case Management Justice be appointed. This is an appropriate case for Case Management, and I so order.

COSTS:

[60] Costs were not argued. If there is no agreement, the matter may be brought back in front of me.

DATED at Grande Prairie, Alberta this 6th day of October, 1999.

J.C.Q.B.A.

APPEARANCES

B. Hougestol, Q.C.
for the Appellants

Παγε: 15

Mr. Conrad Gerk
representing himself

Tab 15

Court of King's Bench of Alberta

Citation: Holmes v Holmes, 2023 ABKB 1

Date: 20230104
Docket: 4803 196027
Registry: Edmonton

Between:

Susan Marie Holmes

Applicant

- and -

Peter Leigh Holmes

Respondent

Reasons for Decision of the Honourable Justice Kevin Feth

[1] Susan Holmes and Peter Holmes are married and jointly own their matrimonial home. They have been separated since 2018 when Mr. Holmes vacated the house.

[2] Mr. Holmes reportedly has a history of mental health issues. Since the separation, he has not maintained steady employment.

[3] The parties' debts substantially outweigh their assets, although the matrimonial home is mortgage free. Ms. Holmes estimates the value of the debts at \$600,000.

[4] The parties have two significant assets – the matrimonial home and a 2011 motorhome. Ms. Holmes values the house at \$320,000 and the motorhome at \$40,000.

[5] In August 2022, Amex Bank of Canada registered a writ against the title to the matrimonial home for a claim of \$10,745 plus costs. Ms. Holmes learned of the writ a few days later and believes it relates to credit card debt incurred by Mr. Holmes.

[6] Ms. Holmes is concerned that Mr. Holmes is accumulating further debt and that his creditors will seek to place other charges on his interest in the matrimonial home.

[7] Ms. Holmes seeks interim relief under s 9 of the *Matrimonial Property Act*, RSA 2000, c M-8 (*MPA*). First, she requests that title to the matrimonial home be transferred to her but accompanied by a preservation order directing her not to sell the property. She submits that this step will protect her interest in the matrimonial home from Mr. Holmes' creditors. Second, she asks for an Order transferring ownership of the motorhome to her so that she may sell it and apply the proceeds to matrimonial debt, specifically repair expenses and an ATB Financial loan for the motorhome exceeding its value. Third, she proposes that Mr. Holmes be removed as a director and shareholder of the parties' two companies, transferring control to her, but with a direction that she preserve the companies subject to ordinary business operations.

[8] For the reasons to follow, the application is dismissed.

Preliminary issues

[9] This application suffers from three preliminary concerns: no matrimonial property action has been filed, permission was not granted to Ms. Holmes in Family Docket Court to apply for an interim distribution of property, and Mr. Holmes might not have received proper notice of the relief being sought.

a) No underlying matrimonial property action

[10] In January 2022, Ms. Holmes filed a Statement of Claim seeking a divorce from Mr. Holmes. The Statement of Claim contains no action for the division of matrimonial property. Mr. Holmes was noted in default in August 2022.

[11] Section 4 of the *MPA* directs: "An application for a matrimonial property order shall be made by statement of claim." The requirement is repeated in Rule 12.8 of the *Alberta Rules of Court*, Alta Reg 124/2010 and was confirmed in *Coyle v Coyle (Estate of)*, 2005 ABQB 436 at para 28, *Mew v Mew*, 2011 ABQB 531 at para 11 (varied on other grounds), and *NLZ v JDV*, 2019 ABQB 720 at paras 25-26.

[12] Section 1(d) of the *MPA* defines "matrimonial property order" as "a distribution by the Court under section 7 and an order under section 9" of the *Act*. Section 7 permits the Court to make a distribution between the spouses of all the property owned by both spouses and by each of them.

[13] Section 9 appears to authorize an interim distribution of matrimonial (or family) property. In *McLeod v McLeod*, 2017 ABQB 581, at paras 10-18, Justice Khullar (as she then was) reviewed the prevailing case law and concluded that the authority to grant an interim matrimonial property order may be found in s 9(3)(j) of the *MPA*:

9(3) To give effect to an order under this section [to distribute property] the Court may do any one or more of the following: ...

(j) make any other order that in the opinion of the Court is necessary.

[14] Justice Khullar observed that an expansive interpretation of s 9(3)(j) is supported by the objects of the *MPA* and s 10 of the *Interpretation Act*, RSA 2000, c I-8:

10 An enactment shall be construed as being remedial, and shall be given the fair, large and liberal construction and interpretation that best ensures the attainment of its objects.

[15] That conclusion has been endorsed repeatedly since then: *Blume v Blume*, 2022 ABQB 539 at para 17 [*Blume*]; *BDM v MMM*, 2020 ABQB 288 at para 111; *Wolf v Wolf*, 2019 ABQB 200 at para 45 [*Wolf*].

[16] I note the Alberta Court of Appeal declined to squarely resolve whether this Court has jurisdiction to make an interim distribution of property in *Garnett v Garnett*, 2019 ABCA 282 at para 23 [*Garnett*]. However, without answering the general question, the Court of Appeal held that a chambers judge has clear jurisdiction to order the sale of a jointly owned matrimonial home under both Rule 6.25(1)(c) and s 15 of the *Law of Property Act*, RSA 2000, c L-7.

[17] Here, Ms. Holmes filed a Statement of Claim seeking a divorce. A divorce action is governed by the *Divorce Act*, RSC 1985, c 3 (2d Supp), which is Federal legislation. Under the *Divorce Act*, the relief that may be requested and received is a divorce, spousal support, child support, custody of children, and access to children.

[18] Under the *MPA*, which is Provincial legislation, the court has jurisdiction to deal with the division of matrimonial property. By virtue of ss 3(2) and 4 of the *MPA* and Rule 12.9 of the *Rules of Court* the two actions may be joined, but they remain separate actions: *Lord v Bell-Lord*, 2007 ABQB 274 at para 30. See also Rules 12.7 and 12.8 of the *Rules of Court*.

[19] Ms. Holmes does not seek relief under Rule 6.25(1)(c) or the *Law of Property Act* and no application is before me to amend the Statement of Claim to add an action for the division of matrimonial property.

[20] Absent a Statement of Claim for Division of Matrimonial Property, this Court is precluded from transferring title to the matrimonial home, the registration of the motorhome, or the shares in the companies into the sole name of Ms. Holmes utilizing s 9 of the *MPA*. I therefore cannot exercise any discretion to order an interim distribution of matrimonial property.

b) No permission to apply for an interim distribution of matrimonial property

[21] Once an action for the distribution of matrimonial property is in place, an application for an interim distribution can be brought by a Family Application, after an initial appearance in Family Docket Court.

[22] The parties appeared in Family Docket Court on November 25, 2022. Ms. Holmes obtained permission to file an application for a “property – preservation order.” The Court’s Endorsement is silent about an interim transfer of property. The Endorsement also says nothing about amending the pleadings to add a matrimonial property claim.

[23] When the Family Application was filed on December 7, 2022, the remedies sought were more extensive than a preservation order. Generally, the Application sought the following:

- a) the transfer of title to the matrimonial home into Ms. Holmes’ name alone and a direction that she preserve the property;
- b) the transfer of the registration of the motorhome into Ms. Holmes’ name alone, authority to sell the motorhome without Mr. Holmes’ consent, and a direction to pay the registered debt against the motorhome with the sale proceeds and that any

remaining proceeds be held in trust pending an agreement between the parties or a Court Order; and

- c) an Order directing that Mr. Holmes be removed as a shareholder and director of two companies operated by Ms. Holmes.

[24] Permission to seek an interim distribution of matrimonial property was not granted by the Family Docket Justice. I decline to consider this part of the application for that reason as well.

c) Inadequate notice

[25] This Family Application was heard in morning Chambers. Mr. Holmes was told about a possible application for a preservation order when he appeared in Family Docket Court, but I have no Affidavit of Service confirming whether or when he was served with the Family Application.

[26] In Chambers, counsel for Ms. Holmes noted that Mr. Holmes informed her two days earlier that he was in a hospital. However, he did not expressly request an adjournment.

[27] Counsel informed me that Mr. Holmes, who is self-representing, delivered some response materials to her. The Court has no record of anything being filed by him, but the unfiled material was delivered to me by counsel. The information contains an unsworn statement from Mr. Holmes in which he disputes some of Ms. Holmes' evidence. He denies taking out loans against the matrimonial home and asserts that he will seek legal representation in the New Year. Nothing in the information suggests that he consents to the interim transfer of the matrimonial home, the motorhome, or the corporate shares. While the information is not properly in evidence, it demonstrates the risk of proceeding without proof of service and hearing from Mr. Holmes.

[28] The Family Docket Court Endorsement does not suggest that a possible interim distribution of property was discussed in Mr. Holmes' presence. The Family Application was not filed until 9 days before the hearing date. The specific date of service has not been provided (if he was served at all). Mr. Holmes' apparent hospitalization shortly before the Chambers appearance was for an unknown duration. Until then, he was engaging in the litigation, notwithstanding that he was noted in default. The pleadings did not inform him about the possibility of distributing matrimonial property.

[29] Ms. Holmes' evidence asserts that Mr. Holmes has a history of mental health issues. His unsworn information (although not properly in evidence) confirms that he suffers from anxiety. I have substantial concerns about his ability to adequately understand and respond to the Application on short notice. No urgency is demonstrated. After more than four years of separation, only one writ totalling \$10,745 plus costs is registered against the title to the matrimonial home. No imminent harm to the motorhome or the companies is identified. In these circumstances, the application should be adjourned in any event so that Mr. Holmes may obtain legal advice or representation, properly prepare himself, and appear when he is well enough to do so.

The merits of the interim distribution application

[30] While I decline to determine the merits of the application for an interim distribution, Ms. Holmes' counsel invited my guidance in assisting the parties with any future request for an interim distribution or an order preserving property. I therefore offer a few comments.

a) Interim distribution of property

[31] An interim distribution means that matrimonial property is distributed to one or both parties prior to trial, pending the final resolution of the property division. The distribution is “effectively an advance on the party’s ultimate entitlement to their share of the matrimonial property under the *Matrimonial Property Act* as determined at trial”: **Fleming v Fleming**, 2016 ABCA 88 at para 22.

[32] The interim distribution of property may be re-addressed at the conclusion of the trial: **SLT v AKT**, 2007 ABQB 81 at para 22 [**SLT**].

[33] The Alberta Court of Appeal has encouraged parties “not to settle matrimonial property by installment, but rather in a cohesive manner, as expeditiously and economically as possible”: **Garnett** at para 24.

[34] An interim distribution is an extraordinary remedy. Generally, it should not be made if doing so will affect the final property rights of the parties: **Melik v Ducholke**, 2003 ABQB 924 at para 4; **Wolf** at para 47.

[35] The Court’s discretion to grant an interim distribution of matrimonial property is guided by balancing several non-exhaustive factors, including:

- a. The potential benefit to each party;
- b. The potential prejudice to each party, including tax implications and the risk of dissipation;
- c. Whether the distribution will determine the final disposition of property, including for specific assets;
- d. The extent to which any potential prejudice is mitigated by the availability of other matrimonial assets to equalize the final distribution of matrimonial property;
- e. Whether the value of the net assets for final distribution substantially exceeds the amount sought for an interim distribution;
- f. Whether the final distribution of property is subject to exemption claims pursuant to ss 7(2) and 7(3) of the *MPA*;
- g. Whether and to what extent an unequal distribution of property is possible at trial after considering the matters indicated in s 8 of the *MPA*;
- h. Whether urgency has been demonstrated;
- i. Whether the piecemeal distribution of property invites unnecessary litigation and expense, undermines judicial economy, or dissuades a litigant from advancing the claim in a diligent manner; and
- j. Whether a fundamental imbalance exists between the parties in their ability to protect their respective interests absent an interim distribution.

See: **Blume** at para 17-19; **Wolf** at paras 46-48; **McLeod** at paras 10-18; **Grant v Grant**, 2010 ABQB 553 at paras 34-38; **SLT** at paras 40 and 47; **Bennett v Stoppler**, 2003 ABQB 723 at paras 15 and 17; **Gartner v Ewasiuk**, 2002 ABQB 797 at para 8 [**Gartner**]; **Conley v Conley** (1985), 44 Sask R 76 (QB), leave to appeal to Sask CA refused (1985), 47 Sask R 279 (CA); **Geransky v Geransky**, 2012 SKQB 218 at paras 32-33.

[36] The Court may make related Orders to implement the interim distribution and to preserve a party’s interests: **Blume** at para 20.

[37] Ms. Holmes' evidence does not currently address the relevant factors with specificity. For example, little justification is offered for transferring title to the matrimonial home into her name alone. Only one writ from a creditor is identified after more than four years of separation. The amount is modest. Scant evidence is provided of Mr. Holmes accumulating additional debt since separation resulting in more charges against the home. No evidence is presented showing that creditors are demanding the house be sold. Ms. Holmes does not explain why her financial interest in the matrimonial home will be compromised if the house is sold to meet the demands of Mr. Holmes' creditors. No urgency is presented. Moreover, Ms. Holmes has not explained why the Court should assist her in frustrating the collection efforts of Mr. Holmes' creditors.

[38] As for the motorhome, Ms. Holmes has not established that the asset is rapidly or significantly depreciating in value. She alludes to the borrowing costs and wanting to pay down the loan secured against the motorhome, but no details are provided. Repair expenses are mentioned, but no prejudice is identified if payment is delayed.

[39] For the corporate shares, Ms. Holmes provides no evidence about the value of the companies or the nature of the business. A draft Matrimonial Property Statement attached to her Affidavit indicates the value is "nominal". She suggests that the companies have lines of credit with a bank and the debts exceed the value of the companies. However, she does not explain whether additional borrowing is available on the credit lines, nor how removing Mr. Holmes as a shareholder protects any remaining credit.

[40] Mr. Holmes is a director and shareholder, but Ms. Holmes apparently runs the companies. She deposes that since the separation, Mr. Holmes has contacted her clients and tried to sabotage and terminate her contracts. She does not indicate whether any of that behaviour occurred recently. She does not explain why removing him as a shareholder would stop any attempted interference with the business.

[41] Ms. Holmes argues that Mr. Holmes' shareholder status has allowed him to access the companies' bank account and remove money, but she fails to identify the amount or when it was withdrawn. In September 2022, Mr. Holmes obtained unspecified statements from the bank, resulting in a charge of \$770 against the companies' bank account. No other details are provided.

[42] If a Statement for Claim for Division of Matrimonial Property is filed, this Court has the jurisdiction to make an interim order distributing shares in the two corporations: *SLT* at paras 3 – 6, 22. However, compelling Mr. Holmes to relinquish his status as a director of either company is not a distribution of property. Concerns about a director's misconduct might be addressed through the oppression remedies under s 242 of the *Business Corporations Act*, RSA 2000, c B-9, but no such application has been filed.

[43] Without deciding the merits of any proposed interim distribution of property, the application raises concerns about the piecemeal distribution of some property with no plan for resolving the balance of the parties' dispute in a timely and efficient manner. The parties might be better served by adopting a Litigation Plan that moves the division of matrimonial property to a Summary Trial. I therefore grant permission for Ms. Holmes to bypass Family Docket Court to bring an application in Family Chambers, on notice, to amend her Statement of Claim by adding a division of matrimonial property claim and to seek an order imposing a Litigation Plan on the parties to move the amended action towards a trial. A proposed Litigation Plan shall accompany the application.

b) Preservation order

[44] The Court’s authority to grant an order preserving property pending a final resolution of the parties’ family property issues is set out in Part 6, Division 3 of the *Rules of Court*. The relevant provisions of Rule 6.25(1) provide:

6.25(1) On application, the Court may make one or more of the following orders:

- (a) an order for the preservation or custody of property that is in dispute or that may be evidence in an action; ...
- (c) an order for the sale of property and payment of the proceeds into Court if the property is perishable, likely to deteriorate or likely to lose its value, or for any other reason should be sold;
- (d) if property is sought to be retained or attached under a lien or otherwise as security for money, an order
 - (i) that the person otherwise entitled to possession of the property be given possession,
 - (ii) that possession of the property be given to a party pending the outcome of the action on payment of an amount into Court or on security being given to the Court, or
 - (iii) that possession be given to a person named by the Court in a form and manner satisfactory to the Court;

[45] Rule 6.25(1) grants “fairly broad powers to the Court to make an order preserving property in dispute”: *Hong v Hong*, 2020 ABQB 349 at para 21.

[46] Subsection 9(3)(j) of the *MPA* might also provide authority to grant a preservation order: *SFM v MRM*, 2020 ABQB 302 at paras 44-50 [*SFM*]; *Gartner* at paras 1, 2 and 7. However, the power to “make any other order that ... is necessary” can only be used “to give effect to an order under [section 9]”: *SFM* at para 48. I have no authority to grant an order under s 9 in this case given the lack of a filed matrimonial property claim.

[47] A preservation order is a form of prejudgment relief and should be granted only in rare instances: *Athabasca Minerals Inc v Syncrude Canada Ltd*, 2017 ABQB 47 at paras 57–62 [*Athabasca*]. The Court must exercise restraint when: (i) deciding whether to grant a preservation order; and (ii) determining its appropriate scope: *Athabasca* at para 62.

[48] A preservation order is “a form of proprietary injunction because it requires a respondent to do something”: *Questor Technology Inc v Stagg*, 2021 ABQB 644 at para 35 [*Questor*]. The property sought to be preserved is “the property actually claimed in the proceeding”: *Reddick v MacInnis*, 2018 NSSC 201 at para 10.

[49] The law concerning preservation orders was summarized in *Hoff et al v Gerke et al* (1999), 252 AR 86 at 98-99 (QB):

A preservation order under rule 467 [now Rule 6.25] is pretrial injunctive relief. It is an extraordinary remedy that should be granted only in exceptional circumstances. To be entitled to such relief, the plaintiff must establish a prima facie case and a real and substantial risk of the dissipation or disposal of assets. The plaintiff must also give an undertaking for damages which other parties may suffer if the relief is held to have been improperly granted.

[50] The purpose of a preservation order is to “preserve the disputed property until trial so that the property will be available to be returned to the plaintiff if successful at trial”: **Gemba Fund One LLC v Tolosa Development Corp**, 2016 ABCA 241 at para 20; **Athabasca** at para 111.

[51] Here, Ms. Holmes is seeking a preservation order in respect of the matrimonial home and the parties’ two companies. However, no claim has been commenced respecting this property, so there is technically no property in dispute to be preserved.

[52] In exercising its discretion, a Court may grant a preservation order if it is satisfied the applicant has met the customary tripartite test for an interlocutory injunction set out in **American Cyanamid Co v Ethicon Ltd**, [1975] 1 ALL ER 504 (HL):

1. there is a serious issue to be tried,
2. risks to the property in question create the potential for irreparable harm, and
3. the balance of convenience favours the party who seeks preservation of the property.

See: **Questor** at para 37; **Athabasca** at paras 64, 70 and 73; **Peregrym v Peregrym**, 2015 ABQB 176 at para 380; **SJB v RDBB**, 2019 ABQB 624 at para 108, affirmed by 2020 ABCA 108.

[53] Even if a matrimonial property claim was in place, the evidence is currently insufficient for this Court to undertake an analysis of the tripartite test.

Conclusion

[54] The application for an interim distribution of matrimonial property and the preservation of property is dismissed.

[55] If Ms. Holmes wishes to amend her Statement of Claim to add a division of matrimonial property claim, permission is granted to bypass Family Docket Court and to proceed to Family Chambers on notice to Mr. Holmes. Further, if she wants a Litigation Plan imposed on the parties to move this action towards trial, including a Summary Trial, she may include that request in the Family Chambers application, accompanied by the proposed Litigation Plan.

Heard on the 16th day of December, 2022.

Dated at the City of Edmonton, Alberta this 4th day of January, 2023.

Kevin Feth
J.C.K.B.A.

Appearances:

Noori Sidhu
Verhaeghe Law
for the Applicant

Peter Leigh Holmes
Did not appear

Tab 16

Court of Queen's Bench of Alberta

Citation: Questor Technology Inc v Stagg, 2021 ABQB 644

Date: 20210813
Docket: 1801 11473
Registry: Calgary

Between:

Questor Technology Inc.

Plaintiff/Applicant

- and -

**Richard Stagg, also known as Ritchie Stagg
Jeffrey Nelson, also known as Jeff Nelson
Justin Bouchard and Emission Rx Ltd.**

Defendants/Respondents

**Endorsement
of the
Honourable Mr. Justice D.B. Nixon**

I. Introduction

[1] Questor Technology Inc ("**Questor**") is applying for an order under section 6.25 of the *Alberta Rules of Court* (the "**2021 Preservation Application**")¹. The 2021 Preservation Application is against Emission Rx Ltd ("**Emission Rx**").

¹ *Alberta Rules of Court*, Alta Reg 124/2010 ["**Rule**" or "**Rules**"].

[2] The underlying litigation concerns an intellectual property dispute (the “**Action**”). The four defendants in the underlying litigation are Ritchie Stagg (“**Mr. Stagg**”), Jeff Nelson (“**Mr. Nelson**”), Justin Bouchard (“**Mr. Bouchard**”) and, collectively, the “**Individual Defendants**”) and Emission Rx (collectively, the “**Defendants**”).

[3] The remedy sought by Questor is pre-judgment relief in the form of an order requiring Emission Rx to pay all or a portion of its profits into trust until after trial. The 2021 Preservation Application is actually framed as being a protective order in respect of profits earned and accumulated, although the underlying submissions referred to both profits and revenue.

II. Issue

[4] As framed by Questor, the issue is whether an order should be granted for the protection of Emission Rx profits earned pending trial?

III. Background

A. Context

[5] Questor is in the waste gas combustion business. It is a publicly-traded company with \$23.5 million in profits in 2018: *Questor Technology Inc v Stagg*, 2020 ABQB 3 at para 115 [*Questor 2020*].

[6] Each of Mr. Stagg, Mr. Nelson and Mr. Bouchard are former employees of Questor. While reading about various technologies used elsewhere within the combustion industry in or about June or July 2017, Mr. Nelson came across an expired United States patent for an interesting combustion air delivery design (the “**Expired Patent**”).

[7] Emission Rx was incorporated on November 14, 2017. The Individual Defendants left the employment of Questor in or about the April-June, 2018 timeframe. They all subsequently commenced employment with Emission Rx.

[8] Emission Rx alleges that it developed a combustor prototype, based in part on the Expired Patent. Emission Rx succeeded in developing a marketable product around September 1, 2018: *Questor 2020* at para 70. It sold its first combustor to a customer approximately five months later.

[9] On August 14, 2018, Questor sued the Defendants. Questor alleged a variety of causes of action, and seeks various forms of relief. The relief sought by Questor includes a determination that it is the rightful owner of any Emission Rx intellectual property developed while the Individual Defendants were employed at Questor (“**ERx Technology**”)².

[10] In a prior application, Questor sought an injunction against the Defendants to prevent them from participating in the waste gas combustion business (the “**2019 Injunction Application**”). This Court denied the 2019 Injunction Application: *Questor 2020* at para 117.

[11] In denying the 2019 Injunction Application, this Court remarked that Questor’s evidence of similarity between Questor and Emission Rx’s technology was “speculative”: *Questor 2020* at paras 36 and 86. More generally, the Court denied the 2019 Injunction Application because: (i) Questor failed to lead “clear and not speculative evidence” proving irreparable harm: *Questor*

² See para 37 of Second Amended Statement of Claim (“**Second ASOC**”).

2020 at para 112; and (ii) the Defendants likely “would not have the resources to proceed to trial” if the injunction was granted: *Questor 2020* at para 116.

B. Alleged Improprieties and Credibility Issues

1. Preliminary Steps and Initial Plans

[12] The Individual Defendants have always maintained that they were entitled to make initial plans for Emission Rx while still employed at Questor. The Court agreed that “[t]aking preliminary steps towards planning for new employment or the establishment of a new business (even one that may eventually compete with a former employer) does not amount to a conflict of interest”: *Questor 2020* at para 50.

[13] I am not making any further determination concerning these preliminary steps at this time. That is for the subsequent hearing to consider.

2. Nelson Backup Email

[14] Mr. Nelson disclosed that he possessed a backup copy of his Questor email account (the “**Nelson Backup Email**”). Mr. Nelson testified that he had retained his emails for reasons of professional liability, in case any regulatory investigation ever arose involving his work at Questor.

[15] Questor did not lead any evidence or argue that the Defendants had made any use of the Nelson Backup Email. Further, Questor did not put any questions to Mr. Nelson in cross-examination concerning the Nelson Backup Email. The Nelson Backup Email has since been returned to Questor.

[16] I am not making any determination concerning the Nelson Backup Email at this time. That is for the subsequent hearing to consider, if appropriate.

3. Prototype Timeframe

[17] The Individual Defendants explained the timeframe. Based on the Expired Patent, Mr. Bouchard began assembling components to construct a prototype in April 2018. He assembled the prototype in mid-to-late-May 2018, after he left Questor. In early June 2018, Mr. Nelson and Mr. Bouchard began to consider ways to modify the prototype to make it patentable.

[18] On or about June 15, 2018, AGAT Laboratories tested Mr. Bouchard’s prototype. The results were not favourable.

[19] The Individual Defendants continued to modify the prototype on the shop floor over the summer of 2018. In particular, they tested many different burner elements.

[20] The Individual Defendants resubmitted their combustor to AGAT Laboratories for testing. Much better results were received in August 2018. This Court found that the ERx Technology was subsequently ready in or about September, 2018: *Questor 2020* at para 70.

[21] I am not making any determination concerning the prototype timeframe at this time. That is for the subsequent hearing to consider, if appropriate.

4. Dr. Moore Contact

[22] Dr. Moore's name first appeared in the records in evidence in an updated version of Mr. Stagg's Undertaking Response #1. That updated version was served on Questor's counsel on June 28, 2019.

[23] Dr. Moore was recorded by the Defendants as a contact on a Lloydminster Heavy Oil Show spreadsheet. Questor alleges that Dr. Moore was not at the Lloydminster Heavy Oil Show, and that the Defendants must have sourced his contract details from the Plaintiff's records.

[24] Clearly there is conflicting evidence concerning Dr. Moore. However, the evidence of neither Mr. Stagg nor Dr. Moore has been tested in cross-examination.

[25] I am not making any determination concerning Dr. Moore at this time. That is for the subsequent hearing to consider, if appropriate.

5. Credibility Issues

[26] There is a general duty on counsel to put a matter directly to a witness if counsel is going to later adduce evidence to impeach the witness' credibility or present contradictory evidence. If counsel fails to satisfy certain procedural steps (such as *Browne v Dunn*), the failure may be used to assess credibility and the contradictory evidence led by the opposing party: see *R v Pasqua*, 2009 ABCA 247 at para 17; see also *Browne v Dunn*, 1893 CanLII 65 (FOREP).

[27] Generally, a Chambers hearing cannot determine credibility merely by reading affidavits which conflict on primary facts: *Charles v Young*, 2014 ABCA 200 at para 4-5. An exception exists where one of the two affidavits has been "destroyed on cross-examination": *Custom Metal Installations Ltd v Winspia Windows (Canada) Inc*, 2019 ABQB 732 at para 39.

[28] Where credibility determinations need to be made, evidentiary questions must be left for trial. There are a number of credibility issues that are inherent in the evidence that underlies aspects of this litigation.

[29] I am not making any determination concerning credibility issues. That is for the subsequent hearing to consider.

IV. Analysis

A. The 2021 Preservation Application

[30] Rule 6.25 allows the Court to issue an order for the "preservation or custody of property that is in dispute".

[31] As framed, the 2021 Preservation Application asks this Court to compel Emission Rx to put aside "profits earned and accumulated". I infer that Questor is making this request in order to fund anticipated damages. That is, Questor is seeking a preservation order to protect an anticipated future damage award. It is common ground that no damages have yet been awarded.

[32] Notwithstanding the manner in which the 2021 Preservation Application is framed, the submissions advanced by Questor speak to a broader set of remedies. Those submissions seek general security for damages, a partial freezing of Emission Rx's funds, and the right to supervise and limit the manner in which Emission Rx conducts its business. In my view, these submissions go beyond the boundaries of pleadings which underlie the 2021 Preservation Application.

B. The Law and Application

1. Preservation Orders

[33] A preservation order is a form of prejudgment relief. It should be granted only in rare instances: *Athabasca Minerals Inc v Syncrude Canada Ltd*, 2017 ABQB 47 at paras 57-62 [*Athabasca*].

[34] In considering the possible application of a preservation order, the Court should be guided by a judicial abhorrence for prejudgment execution: *Giammarco & Co. (Western) Division Ltd v TRL Real Estate Syndicate (05) Ltd*, 2014 ABQB 424 at paras 21 and 37. Further, the Court must exercise restraint when: (i) deciding whether to grant a preservation order; and (ii) determining its appropriate scope: *Athabasca* at para 62.

[35] A preservation order is a form of proprietary injunction because it requires a respondent to do something: *Stevens (Estate) v Morrisroe*, 1999 ABQB 643 at para 24; and *Gemba Fund One LLC v Tolosa Development Corp*, 2016 ABCA 241 at para 20 [*Gemba*]. A preservation order can include a directive that the respondent: (i) pay a portion of its profit, on an ongoing basis, into trust or into Court; and (ii) refrain from using those underlying funds for its own purposes.

[36] A preservation order should only be “granted to preserve an asset in the possession of a defendant which the plaintiff says belongs to it”: *Gemba* at para 20. The purpose of a preservation order is to “preserve the disputed property until trial so that the property will be available to be returned to the plaintiff if successful at trial”: *Gemba* at para 20; *Athabasca* at para 111.

[37] In exercising its discretion, a Court may grant a preservation order if it is satisfied that applicant has met the customary tripartite test for an injunction. The Tripartite Test is whether: (i) there is a serious issue to be tried; (ii) the applicant will suffer irreparable harm in the absence of relief; and (iii) the balance of convenience favours granting relief (collectively, the “Tripartite Test”): *Athabasca* at paras 64, 70 and 73; see also *RJR-MacDonald Inc v Canada (Attorney General)*, 1994 CanLII 117 (SCC), [1994] 1 SCR 311. I turn to consider the Tripartite Test in the context of this 2021 Preservation Injunction.

2. The Tripartite Test

[38] In its submissions, Questor describes the 2021 Preservation Application as a “security order” or “security application” on numerous occasions.³ As I construe its argument, Questor does not seek to merely preserve Emission Rx property over which it asserts a proprietary interest; it goes further. In particular, it seeks a proprietary interest in Emission Rx’s general revenue stream by order of the Court. It seeks this interest as a security.

[39] Given the nature of the pleadings in respect of the 2021 Preservation Application, any Order in this case must relate to the property in evidence. Based on my review of the facts, the property in evidence concerns a line of combustors, the boundary of which is not yet defined. While I make no ruling on the issue, the Respondents seem to concede that the “R-Line” is in dispute, whereas the Applicant may ultimately be arguing that the disputed property includes an interest in the E-Series, C-Series and an EF-Series. For purposes of the 2021 Preservation Application, there are a bundle of associated products in dispute (all with an alleged connection to

³ See Questor Application Brief, filed on July 17, 2020, at paras 1, 5, 6, 8, 10, 32, 38 and 46.

the ERx Technology), and that collective pool represents the property in issue (collectively, the “**Allegedly Infringing Products**”).

[40] Notwithstanding the absence of evidence concerning additional products or services, the preservation order sought by Questor would effectively entitle it to security over any future products and endeavours. At this point, there is no evidence of an ownership interest in the fruits of any other endeavours. As a result, the analysis below focuses only on the Allegedly Infringing Products.

[41] I now turn to consider each component of the Tripartite Test. Both parties to this action agree that the Tripartite Test applies to the 2021 Preservation Application.

[42] If Questor establishes that it has satisfied all three elements of the Tripartite Test, then I will need to consider whether a preservation order should be issued. The reason for that second stage of analysis is because additional issues need to be considered. There are boundaries to the application of a preservation order. For example, a preservation order cannot issue in support of a general claim for money damages or for services rendered: *Ridge Development Corporation v Crestwood Condominiums Inc.*, 2008 ABQB 599 at paras 19-21; and *Athabasca* at para 91. On the other hand, if Questor does not satisfy all three elements of the Tripartite Test, then there is no need for further analysis because the preservation order will not be justified.

a. Serious Issue to be Tried

[43] To meet the first stage of the Tripartite Test, Questor must establish that there is a serious issue to be tried with respect to “property that is in dispute”: Rule 6.25; and *Athabasca* at para 77.

[44] Questor claims ownership of the Allegedly Infringing Products. Its underlying assertion is that these products were developed while the Individual Defendants were employed at Questor.

[45] The case law suggests that an employer has ownership rights to an employee’s inventions in certain circumstances: *Questor 2020* at para 76. Questor thus alleges ownership of the Allegedly Infringing Products.⁴

[46] Following this argument to its logical conclusion, Questor effectively asserts ownership over profits derived from the Allegedly Infringing Products. Indeed, that seems to be the basis of the 2021 Preservation Application.

[47] This Court has previously considered Questor’s argument for ownership of the Allegedly Infringing Products: *Questor 2020* at paras 76-89. The Court noted that this “cause of action raises important issues for trial”: *Questor 2020* at para 89. However, this Court also described Questor’s evidence in support of this argument as “speculative”: *Questor 2020* at para 36.

[48] Concerning Questor’s argument that the ownership of the Allegedly Infringing Products equates to a “serious issue for trial”, I find that it does, albeit by the narrowest of margins.

[49] Based on the facts and analysis, I find Questor has proved, on a balance of probabilities, the “serious issue to be tried” element. This addresses first element of the Tripartite Test.

⁴ Second ASOC at para 37.

b. Irreparable Harm

[50] To succeed in this application, Questor also must demonstrate that it will suffer irreparable harm.

[51] In an earlier application, I determined that Questor would not suffer irreparable harm if the 2019 Injunction Application was not granted: **Questor 2020** at paras 90-112. I was considering a different question in that 2019 Injunction Application. The question at this juncture is whether Questor will suffer irreparable harm if the Defendants are not compelled at this time to set aside a portion of their profits for Questor's later contingent use.

[52] In considering this question, I acknowledge that "[i]rreparable harm refers to the nature of the harm, rather than its magnitude...Irreparable harm is harm that cannot be quantified in monetary terms or cannot be cured": **Questor 2020** at para 92.

[53] The "evidentiary burden is on Questor to demonstrate, on a balance of probabilities, that it will suffer irreparable harm with clear, and not speculative, evidence": **Questor 2020** at para 93. The question is what irreparable harm Questor might suffer as a consequence of its assertion that it is the rightful owner of ERx Technology: **Questor 2020** at para 100. In the 2019 Injunction Application, I found none.

[54] A simple belief as to various circumstances does not establish "with clear and not speculative evidence" that if the injunction did not issue: (i) Questor would suffer loss of first mover advantage; (ii) Questor would suffer market loss; or (iii) Questor would suffer reputational damage: **Questor 2020** at paras 103-109. There must be a proper evidentiary foundation.

[55] At the hearing of the 2019 Injunction Application, I concluded that the ownership issue could be dealt with through a remedy of an accounting for profits, and the remaining claims could be dealt with through an award of money damages: **Questor 2020** at paras 110 and 112. As a result, the second element of the Tripartite Test was not satisfied in the 2019 Injunction Application.

[56] Questor now advances two new arguments. First, that Questor will be irreparably harmed because Emission Rx may not be able to afford to pay Questor the damages it seeks. Second, that the Court should infer a "legitimate risk" that the Defendants will dissipate their assets to avoid execution.

[57] In considering these two arguments, the evidentiary burden remains on Questor to demonstrate, on a balance of probabilities, that it will suffer this harm, and that such harm will be irreparable. Further, Questor has the burden of demonstrating this to me "with clear, and not speculative, evidence": **Questor 2020** at para 93. In my view, Questor has not met this standard for the following two reasons.

i. Must take the Defendants as Found

[58] Questor asserts that it will be irreparably harmed due to the risk that Emission Rx will default on its debts at some point between now and the time the Court hypothetically issues a judgment against the Defendants. Based on my review of what is before the Court, the only evidence Questor references in support of its "belief" in this risk is Emission Rx's balance sheet as of May 31, 2019.

[59] I reiterate: (i) the evidentiary burden is on Questor; and (ii) the evidence must be "clear and not speculative". To address this burden, Questor asks the Court to draw unspecified

“adverse inferences” concerning the financial affairs of Emission Rx, and to do so based on the May 2019 financial statements of Emission Rx.

[60] To meet this second component of the Tripartite Test, Questor must show that it will suffer irreparable harm unless this Court grants the 2021 Preservation Application. Contrary to the assertions of Questor, I infer that if the 2021 Preservation Application is granted, the litigation risk to Questor is likely to increase because Emission Rx will be starved of the cash flow that is typically necessary for a start-up business to pursue its entrepreneurial business endeavours.

[61] Questor asserts that Emission Rx appears to be a “high risk and highly leveraged business venture”, which is at risk of default. Questor’s proposed solution to the risk that Emission Rx will not survive until trial is to deprive Emission Rx either of: (i) 15% of its revenues; or (ii) 33% of its profits.

[62] In my view, starving Emission Rx of either of these flows of funds will harm its financial condition, and will increase the risk to the corporate Defendant. Further, if Emission Rx continues to be as unprofitable as the evidence suggests to date, then, if the 2021 Preservation Application is granted, the value of any funds set aside for Questor’s benefit will be negligible in comparison to the quantum of damages it seeks.

[63] Questor’s situation will be little improved by obtaining security over the “profits” of an unprofitable business, especially if the form of the preservation order further decreases the prospect of Emission Rx ever being profitable. Leaving aside the issue of its entitlement to money damages, Questor seeks an accounting of profits accumulated from the intellectual property over which it asserts ownership. If Emission Rx were to cease operations, there likely would be no profits and, therefore, no need for an accounting.

[64] The size of the claim for damages made by Questor is not relevant to my assessment of the merits of the 2021 Preservation Application: *Athabasca* at para 96. Further, I understand the Defendants accept the evidence before the Court which indicates that Emission Rx does not have the \$5 million or more that Questor seeks as damages. That said, this cannot mean that a preservation order must issue: see *Athabasca* at paras 96 and 100.

[65] Indeed, if I accept Questor’s argument, I would be sanctioning a litigation tactic against defendants with limited means. In these circumstances, I must exercise great care to ensure that an unproven claim does not influence the assessment of the merits of the application for prejudgment relief.

[66] Prejudgment relief must not be allowed to be used improperly, especially when it has the potential to constrain the ability of Emission Rx to: (i) carry on its business; and (ii) impede its ability to address this litigation: *Athabasca* at para 155. This is a classic case where a plaintiff must accept the defendant as he finds him, for better or for worse: *1400467 Alberta Ltd v Adderley*, 2014 ABQB 439 at para 13.

ii. No Evidence of Asset Dissipation

[67] Questor asserts it will suffer irreparable harm because there is a risk of Emission Rx dissipating the intellectual property (*i.e.*, the ERx Technology), in which it claims ownership, and the resulting profits. A likelihood of asset dissipation can be relevant to a decision to grant a preservation order. In particular, a preservation order may be available where there is “an

evidence-based reason to believe that the [defendant] is dissipating assets, or moving assets offshore, or will be defiant of the court process”: **Frank v Beaver**, 2016 ABCA 35 at para 20.

[68] In my view, asset dissipation equates to an appropriation of property to, or for the benefit of, others. While such an action by Emission Rx would not be appropriate, Questor has led no evidence of dissipation.

[69] Questor has only asserted its “reasonable belief that Emission Rx profits may be disposed of.” Notwithstanding the lack of direct evidence, Questor asks the Court to take two steps. First, to make a negative finding of credibility against the Defendants on affidavit evidence. Second, to extrapolate a possible future intent by Emission Rx to engage in improper business transactions to render itself judgment proof. The job of the Court is to make decisions on the basis of the evidence before it. These points, raised by Questor, are not in the nature of evidence. In my view, these points are better characterized as being in the nature of argument. Further, to the extent that they touch on evidence, they have not been subjected to cross-examination.

[70] Based on the facts and analysis, I find there is no evidence that the Defendants have engaged in any attempt to dissipate assets to evade potential judgement. Importantly, each of the Defendants is resident in Alberta, and there is no evidence that any one of them is planning to move out of this jurisdiction.

[71] As a final comment concerning irreparable harm, there are many disputed facts in this Action. It continues to be fought with “considerable intensity”. This is its second injunction application, and the litigation has not even reached Questioning.

[72] Based on the facts and analysis, I find Questor has not proved, on a balance of probabilities, that it will be irreparably harmed in the circumstances of this case. As a result, Questor has not met the “irreparable harm” threshold, with the result that the 2021 Preservation Order should not be granted. This addresses the second element of the Tripartite Test.

c. Balance of Convenience

[73] The balance of convenience comprises a “determination of which of the two parties will suffer the greater harm from the granting or refusal of an interlocutory injunction”: **Manitoba (AG) v Metropolitan Stores Ltd**, 1987 CanLII 79 (SCC) at para 36.

[74] I weighed the balance of convenience as between Questor and the Defendants in the 2019 Injunction Application. In that decision, I found that the balance of convenience favoured Emission Rx, and the 2019 Injunction Application was denied.

[75] In the decision in respect of the 2019 Injunction Application, I mentioned that Questor was a “successful publicly traded company. It had an annual revenue of \$23.5 million in 2018”: **Questor 2020** at para 115. In contrast, Emission Rx was funded by the Individual Defendants’ personal investments.

[76] I concluded that if Emission Rx were to cease operations as a result of the 2019 Injunction Application being granted, which the Court found to be probable, the Individual Defendants likely would not have the resources to proceed to trial: **Questor 2020** at para 116. That is always a relevant consideration in these types of proceedings.

[77] Based on my review of the aggregate context, the evidence now before me has not changed. Questor continues to be significantly larger and more established than Emission Rx. In

my view, the marginal benefit that Questor might receive if the 2021 Preservation Application was granted is dwarfed by the potential prejudice to the Defendants.

[78] In its initial submissions, Emission Rx acknowledged that it was unprofitable, illiquid, highly indebted and asset-light. Given these circumstances, the balance of convenience analysis in this case is as follows:

- a. If the 2021 Preservation Application is granted, Emission Rx will be burdened with additional financial limitations. If Emission Rx were to cease operations, Questor will have acquired meager security. Albeit, Questor will have a path to judgment and to seizing the intellectual property over which it asserts ownership.
- b. If the 2021 Preservation Application is granted to Questor and Emission Rx perseveres, Questor will continue to accumulate pre-judgment security while hobbling the ability of Emission Rx to fund its defence of this Action.
- c. If the 2021 Preservation Application is not granted, Emission Rx may still cease to operate between now and trial. If that occurs, Questor will be deprived of the meager security it might have otherwise accumulated as Emission Rx ceased operations. However, Questor will still have a path to judgment and to seizing the intellectual property over which it asserts ownership. In the interim, the Defendants will still have a fair opportunity to defend themselves.
- d. If the 2021 Preservation Application is not granted, Emission Rx is more likely to prosper because it will have the ability to reinvest profits and grow. The Defendants will have the resources to properly defend themselves. If Questor nevertheless wins at trial, there will be a better chance that Emission Rx (and the Individual Defendants) will have adequate funds to pay Questor damages.

[79] A factor leans the balance of convenience in favour of Emission Rx is the failure by Questor to provide an undertaking to pay damages in the event the Defendants are ultimately victorious. Depriving Emission Rx of a portion of its income for a significant length of time will impair its ability to reinvest in its businesses. It also will inevitably erode the income of the Individual Defendants. Those economic erosions, which may well be irreparable, should rightfully be compensated for by Questor.

[80] Based on the facts and analysis, I find Questor has not proved, on a balance of probabilities, that the balance of convenience favours it. As a result, the 2021 Preservation Order should not be granted. This addresses the third element of the Tripartite Test.

V. Conclusion

[81] The 2021 Preservation Application is dismissed. As a result, no order will be granted for the protection of Emission Rx profits earned pending trial. I make this decision because Questor has only satisfied the first of the three components of the Tripartite Test. It did not meet the threshold test in the latter two components of the Tripartite Test.

VI. Costs

[82] The parties may speak to costs, if they cannot otherwise agree.

Heard on the 25th day of January and the 21st day of June, 2021.

Dated at Calgary, Alberta this 13th day of August, 2021.

Justice D. Blair Nixon
J.C.Q.B.A.

Appearances:

Michael Theroux and Denise Brunsdon
Bennett Jones LLP
for the Plaintiff/Applicant

Frank Tosto, Kamini Dowe and Matthew Schneider
Borden Ladner Gervais LLP
for the Defendants/Respondents