



NO. S-146129
KELOWNA REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ULOAN SOLUTIONS INC.

PETITIONER

AND:

1290185 B.C. LTD. doing business as SPARE ROOM CO
SELF STORAGE

RESPONDENT

ORDER MADE AFTER APPLICATION

DISCHARGE ORDER

BEFORE THE HONOURABLE	)	MONDAY, THE 28TH
JUSTICE HEWSON	)	DAY OF SEPTEMBER, 2026

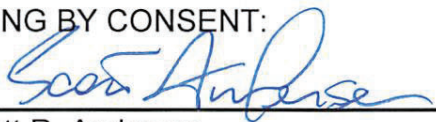
THE APPLICATION of C. Cheveldave & Associates Ltd. in its capacity as Court-appointed Receiver (the "**Receiver**") of all the assets, undertakings and properties of 1290185 B.C. Ltd. doing business as Spare Room Co. Self Storage. (the "**Company**") coming on for hearing at Kelowna, British Columbia, on the 28th day of September 2026; AND ON HEARING Scott Andersen, counsel for the Receiver, and those other counsel listed on **Schedule "A"** hereto, AND nobody else appearing although duly served; AND UPON READING the material filed, including the Report of the Receiver dated August 28, 2026 (the "**Report**"), and the Affidavit #1 of Cecil Cheveldave and Affidavit #1 of Scott Andersen (collectively, the "**Fee Affidavits**");

THIS COURT ORDERS AND DECLARES THAT:

1. The activities of the Receiver, as set out in the Report and Fee Affidavits, be and are hereby approved.
2. The fees and disbursements of the Receiver and its legal counsel Lawson Lundell LLP, as set out in the Report and the Fee Affidavits, including the estimated fees to conclude the Receivership matter herein, be and are hereby approved.

3. After payment of the fees and disbursements of the Receiver as herein approved, the Receiver shall pay all funds remaining in its hands, if any, to the Petitioner Uloan Solutions Inc.
4. On the terms set out herein, the Receiver will be discharged. The discharge is conditional upon, and will only take effect if, the sale transaction approved by the Court completes, and the Receiver certifies that it has completed by filing a certificate herein. Notwithstanding its discharge herein; (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the receivership herein; and (b) the Receiver shall continue to have the benefit of the provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favor of C. Cheveldave & Associates Ltd. in its capacity as Receiver.
5. The Receiver be and is hereby released from any and all liability that it now has or may hereafter have, by reason of, or in any arising out, its acts or omissions while acting in its capacity as Receiver herein, and without limiting the generality of the foregoing, the Receiver is hereby forever released and discharged from any and all liability relating to any matters that were raised, or which could have been raised in the receivership.
6. Notwithstanding any provision herein, this Order shall not affect any person to whom notice of these proceedings was not delivered as required by the *Bankruptcy and Insolvency Act* and regulations thereto, any other applicable enactment or any other Order of this Court.
7. Approval as to the form of this Order by counsel other than the counsel for the Receiver be and is hereby dispense with.

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



 Scott R. Andersen,
 Lawyer for the Receiver

BY THE COURT:

Digitally signed by
 Holtskog, Brenda

 REGISTRAR

SCHEDULE A – LIST OF APPEARING PARTIES

Yarden Gershony Counsel for the Petitioner	

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Barristers & Solicitors
Suite 1800 Landmark 6
1631 Dickson Avenue
Kelowna, BC V1Y 0B5

Attention: Scott R. Andersen

File No. 118296-191432