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Order No. 7736

December 12, 2025

In the Matter of

the Securities Legislation of
Manitoba (the Jurisdiction)

and

In the Matter of
the Process for Cease to be a Reporting Issuer Applications

and

In the Matter of
Coachman House Limited Partnership (the Filer)

ORDER

Background

The principal regulator in the Jurisdiction has received an application from the Filer for an order under the securities legislation of the Jurisdiction of the principal regulator (the **Legislation**) that the Filer has ceased to be a reporting issuer in all jurisdictions of Canada in which it is a reporting issuer (the **Order Sought**).

Under the Process for Cease to be a Reporting Issuer Applications (for a passport application):

- (a) the Manitoba Securities Commission (the **MSC**) is the principal regulator for this application, and
- (b) the Filer has provided notice that subsection 4C.5(1) of Multilateral Instrument 11-102 *Passport System* (**MI 11-102**) is intended to be relied upon in British Columbia, Alberta, and Saskatchewan.

Interpretation

Terms defined in National Instrument 14-101 *Definitions* and MI 11-102 have the same meaning if used in this order, unless otherwise defined.

Representations

This order is based on the following facts represented by the Filer:

1. the Filer is a limited partnership formed under the laws of the Province of Alberta, by its general partner, 109172 Canada Limited (the **General Partner**), pursuant to a limited partnership agreement dated December 15, 1982, as amended (the **Limited Partnership Agreement**), and a reporting issuer in British Columbia, Alberta, Saskatchewan and Manitoba (the **Reporting Jurisdictions**).
2. the Filer's head office is located at 2600 Seven Evergreen Place in Winnipeg, Manitoba.
3. the Filer owns and operates a 99-suite residential apartment property located in Calgary, Alberta (the **Project**). Shelter Canadian Properties Limited (**Shelter**), a private real estate company involved in property management and development, manages the Project.
4. the Filer's authorized capital consists of 99 limited partnership units of 7 different classes (the **Units**), of which 99 Units are issued and outstanding as at the date hereof. Each Unit entitles the holder thereof to a portion of the profits of the Filer and to participate and vote on matters of the Filer in accordance with the terms and conditions of the Limited Partnership Agreement. Pursuant to the Limited Partnership Agreement, each limited partner has the right to vote a percentage equal to the sharing factor of its Units (the **Sharing Factor**). The Sharing Factor for each class of Units is as follows:

<u>Class of Unit</u>	<u>Number of Units in the Class</u>	<u>Sharing Factor in Each Unit in the Class</u>
A	10	0.8192879
B	5	0.8583512
C	24	0.9937707
D	38	1.0198129
E	13	1.0458551
F	6	1.2416925
G	3	1.2885685

5. the Filer has no securities (including debt securities) issued and outstanding, other than the Units and standard non-convertible mortgage loans which are secured against the Project and assets of the Filer.
6. the Filer became reporting issuer in British Columbia, Alberta, Saskatchewan, and Manitoba when it distributed securities pursuant to a prospectus dated June 30, 1982 (the **Offering**). The purpose of the Offering was to finance the acquisition, development and leasing of the Project. The Filer has not conducted an offering of Units or any other securities since the Offering.
7. based upon the Filer's records, and to the best knowledge of the Filer, the Units are held by 39 limited partners – 11 in Manitoba, 15 in Alberta, 3 in British Columbia, 3 in Ontario, 1 in New Brunswick, 2 non-residents of Canada and 4 whose residence are uncertain.

8. to the best knowledge of the Filer, the current limited partners consist of the original limited partners and limited partners that resulted from foreclosures, liquidation by the original limited partners to an affiliate of Shelter and transfers from the estates of the original limited partners.
9. all of the original limited partners were residents in the Reporting Jurisdictions at the time of the Offering.
10. the Filer is not eligible to cease to be a reporting issuer pursuant to the simplified procedure in Section 19 of National Policy 11-206 *Process for Cease to be a Reporting Issuer Applications* as the Filer has 15 limited partners in Alberta.
11. the Filer conducted a vote of its limited partners, at a meeting of the limited partners held on October 9, 2025, and a majority of the limited partners voted in favour of the Filer making an application to the MSC to cease to be a reporting issuer, with 100% of the votes received being affirmative votes.
12. the Filer's only asset is the Project. The Filer does not intend to acquire any other assets.
13. the Filer is not an OTC reporting issuer under Multilateral Instrument 51-105 *Issuers Quoted in the U.S. Over-the-Counter Markets*.
14. no securities of the Filer, including debt securities, are traded in Canada or another country on a marketplace as defined in National Instrument 21-101 *Marketplace Operation* or any other facility for bringing together buyers and sellers of securities where trading data is publicly reported.
15. the Filer is subject to failure-to-file cease trade orders as follows:
 - a. a cease trade order issued by the British Columbia Securities Commission on October 19, 1995, for the Filer's failure to file interim financial statements for the six-month period ended May 31, 1995; and
 - b. a cease trade order issued by the Alberta Securities Commission on September 6, 1995, for the Filer's failure to file interim financial statements for the six-month period ended May 31, 1995.

(collectively, the **FFCTOs** in respect of the **Unfiled Continuous Disclosure Documents**)

16. the Filer has concurrently applied to the British Columbia Securities Commission and the Alberta Securities Commission under National Policy 12-202 *Revocation of Certain Cease Trade Orders* for orders under the securities legislation of British Columbia and Alberta for full revocation of the cease trade orders issued in each respective jurisdiction without requiring the Filer to file the Unfiled Continuous Disclosure Documents, to be effective on the same date as the Order Sought.

17. the Filer is not in default of any requirements of the FFCTOs or the applicable securities legislation of any jurisdiction of Canada or the rules and regulations made pursuant thereto, except for the obligation to file the Unfiled Continuous Disclosure Documents.
18. with respect to the continuing protection of the limited partners, the Filer will continue to prepare and deliver to the limited partners annual audited and semi-annual unaudited financial statements prepared in accordance with the Limited Partnership Agreement,
19. the Filer, upon the grant of the Order Sought, will no longer be a reporting issuer in any jurisdiction of Canada.

Order

The principal regulator is satisfied that the order meets the test set out in the Legislation for the principal regulator to make the order.

The decision of the Decision Makers under the Legislation is that the Order Sought is granted.

"Patrick Weeks"
Patrick Weeks, Deputy Director
Manitoba Securities Commission