

IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*
SBC 2004, c 42 as amended

AND

IN THE MATTER OF

SULEMAN YASIN
(168494)

AND

SOLOMON YASIN PERSONAL REAL ESTATE CORPORATION
(168494PC)

AND

JITENDRA ANGELO DEHIDENIYA
(176190)

AMENDED NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Jitendra Angelo Dehideniya
c/o Renanza Realty Inc.
600 - 777 Hornby Street,
Vancouver, BC, V6Z 1S4

To: Suleman Yasin
Solomon Yasin Personal Real Estate Corporation
c/o eXp Realty
701 West Georgia Street,
Suite 1500, Vancouver, BC, V7Y 1G5

TAKE NOTICE that the Superintendent of Real Estate (the "Superintendent") of the BC Financial Services Authority ("BCFSA") will hold a discipline hearing under Part 4 of the *Real Estate Services Act* ("RESA") on ~~January 23-26, 2023~~ **April 25-27, 2023 commencing at 9:30 am** in the Hearing Room at the BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** or in such other (including virtual) Hearing Room of which BCFSA informs you to determine whether your conduct contravened the RESA, the regulation made under the RESA (the "Regulation"), or any rules made under the RESA (the "Rules") in effect at the relevant time.

AND TAKE NOTICE that the allegations against you are as follows:

1. You committed professional misconduct within the meaning of section 35(1)(a) of the RESA when, as co-buyers' agents in relation to a contract of purchase and sale dated March 17, 2018 of a strata property located at [Property 1], White Rock, BC (the "Property") and an addendum removing all subjects dated March 21, 2018 (the "Addendum") you:
 - a. failed to make inquiries into the strata's building envelope remediation project and disclose same to the buyers prior to the preparing the buyers' offer for purchase and sale of the Property and prior to the buyers signing the Addendum, contrary to section 3-3(a) [*act in the bests interests of the client*], section 3-3(h) [*use reasonable efforts to discover facts respecting any real estate that the client is considering acquiring*], section 3-3(f) [*disclose to the client all known material information respecting the real estate services, and the real estate and the trade in real estate to which those services relate*], and section 3-4 [*act with reasonable care and skill*] of the Rules;

- b. failed to review and provide to the buyers a complete set of strata documents prior to the buyers signing the Addendum, contrary to section 3-3(a) [*act in the best interests of the client*] and section 3-4 [*act with reasonable care and skill*] of the Rules;
- c. failed to advise the buyers to seek independent professional advice regarding the potential risks associated with the building envelope remediation project identified in the Property's strata documents prior to signing the Addendum, contrary to section 3-3(d) [*advise client to seek independent professional advice*] of the Rules; and
- d. failed to insert into the buyer's offer for purchase and sale of the Property a holdback clause respecting a possible special assessment arising from the strata's building envelope remediation project, contrary to section 3-3(a) [*act in the best interests of the client*] and section 3-4 [*act with reasonable care and skill*] of the Rules.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct the Superintendent must make an order against you and may also order you to pay enforcement expenses incurred by BCFSa, under sections 43 and 44 of the RESA.

AND FURTHER TAKE NOTICE that if you do not attend the discipline hearing, the Superintendent may proceed with the discipline hearing in your absence and may make findings and orders under sections 43 and 44 of the RESA without further notice to you.

AND FURTHER TAKE NOTICE that you are entitled, at your own expense, to be represented by legal counsel and to participate in the discipline hearing.

Dated this ~~20 day of June 2022~~ 2 day of November 2022 at the City of Vancouver, British Columbia.

BC FINANCIAL SERVICES AUTHORITY

"JONATHAN VANDALL"

Jonathan Vandall
 Delegate of the Superintendent of Real Estate
 Province of British Columbia