

BC FINANCIAL SERVICES AUTHORITY

**IN THE MATTER OF THE *MORTGAGE BROKERS ACT*
RSBC 1996, c 313 as amended**

AND

IN THE MATTER OF

**STYLES WILLIAM STEWART
(144577)**

AND

FIRST EXPANSE FINANCIAL CORP.

NOTICE OF HEARING

(Pursuant to section 8 of the *Mortgage Brokers Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations which will be considered at a hearing. Allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers or their designate has determined their validity.

To: Styles William Stewart

68 – 728 West 14th Street

North Vancouver, BC V7M 0A8

And To: First Expanse Financial Corp.

660 – 355 Burrard Street

Vancouver, BC V6C 2G8

TAKE NOTICE that the Registrar of Mortgage Brokers (the “Registrar”) will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* (“MBA”) in the virtual Hearing Room at BCFSAs offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** where the Registrar will provide each of you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA or the regulations made under the MBA (the “Regulations”).

The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this Notice, the hearing date will be determined by the Registrar.

AND TAKE NOTICE that the allegations against Styles William Stewart (“Mr. Stewart”) are as follows:

1. Contrary to section 8(1.4) of the MBA, Mr. Stewart, having been formerly registered, carried on business as a mortgage broker or submortgage broker without being registered to do so, and without being exempt from registration pursuant to section 11 of the MBA, in that from approximately July 13, 2022 to February 3, 2023 he carried out one or more of the following mortgage broker activities generally and/or in respect of at least one of the mortgage applications set out in the attached **Schedule “A”**:
 - a. Carrying on a business of lending money secured in whole or in part by mortgages;
 - b. Holding out as, or by an advertisement, notice or sign indicates that Mr. Stewart is, a mortgage broker;
 - c. Carrying on a business of buying and selling mortgages or agreements for sale;
 - d. In any one year, receiving an amount of \$1,000 or more in fees or other consideration, excluding legal fees, for arranging mortgages for other persons;
 - e. During any one year, lending money on the security of 10 or more mortgages; and
 - f. Carrying on a business of collecting money secured by mortgages.

AND TAKE NOTICE that the allegations against First Expanse Financial Corp. (“First Expanse”) are as follows:

2. Contrary to section 8(1.4) of the MBA, First Expanse carried on business as a mortgage broker in British Columbia without being registered to do so, and without being exempted from registration pursuant to section 11 of the MBA in that, from approximately July 13, 2022 to February 3, 2023, it carried out one or more of the following mortgage broker activities generally and/or in respect of at least one of the mortgage applications set out in the attached **Schedule “A”**:
 - a. Carrying on a business of lending money secured in whole or in part by mortgages;
 - b. Holding out as, or by an advertisement, notice or sign indicates that First Expanse is, a mortgage broker;
 - c. Carrying on a business of buying and selling mortgages or agreements for sale;
 - d. In any one year, receiving an amount of \$1,000 or more in fees or other consideration, excluding legal fees, for arranging mortgages for other persons;
 - e. During any one year, lending money on the security of 10 or more mortgages;

- f. Carrying on a business of collecting money secured by mortgages; and
- g. Permitting Mr. Stewart to hold himself out as a mortgage broker with First Expanse while neither was registered under the MBA.

AND TAKE FURTHER NOTICE that in the event the Registrar determines that the conduct of either of you, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA including, but not limited to, the remedies permitted pursuant to sections 8 and 8 (1.4) of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

AND TAKE FURTHER NOTICE that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to you.

AND TAKE FURTHER NOTICE that you are entitled, at your own expense, to be represented by legal counsel at the hearing and you and your counsel will have the right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Dated this 13th day of July, 2023 at the City of Victoria, British Columbia.

Registrar of Mortgage Brokers

“JONATHAN VANDALL”

Jonathan Vandall
Acting Registrar of Mortgage Brokers
Province of British Columbia

Schedule "A"

Properties:

1. [Property 1], Coquitlam
2. [Property 2], Surrey
3. [Property 3], Richmond
4. [Property 4], Surrey
5. [Property 5], Rosedale
6. [Property 6], Keats Island
7. [Property 7], Surrey
8. [Property 8], Gibson
9. [Property 9], Maple Ridge
10. [Property 10], Lake Country
11. [Property 11], Burnaby
12. [Property 12], Maple Ridge
13. [Property 13], Abbotsford
14. [Property 14], Surrey
15. [Property 15], Mission
16. [Property 16], Mission
17. [Property 17], Mission
18. [Property 18], Langley
19. [Property 19], Prince Rupert
20. [Property 20], Delta
21. [Property 21], Keats Island
22. [Property 22], Langley
23. [Property 23], Saltspring Island
24. [Property 24], Surrey
25. [Property 25], Comox
26. [Property 26], Keats Island
27. [Property 27], Chase