

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**WILLIAM NOWELL LAIDLER also known as BILL LAIDLER
(FORMER LICENCE NO. 166198),
BILL LAIDLER REAL ESTATE CORPORATION, AND LAIDLER REAL ESTATE AGENTS CORPORATION**

AND

**CHANNING JADE LAIDLER
(186049)**

AND

**LEX MICHELLE BURNHAM
(189553)**

AND

**LEONARD SCOTT MCDONALD
(084905)**

AND

**ROBERT JAMES SCOTT also known as BOB SCOTT
(031451)**

NOTICE OF (DISCIPLINE) HEARING

[This Notice has been redacted before publication.]

To: William Nowell Laidler aka Bill Laidler, Bill Laidler
Real Estate Corporation, Laidler Real Estate Agents
Corporation
c/o [Redacted]

To: Channing Jade Laidler
c/o [Redacted]

To: Leonard Scott McDonald
c/o [Redacted]

To: Lex Michelle Burnham
c/o 541012 British Columbia Ltd
dba RE/MAX Sabre Realty Group
#102 - 2748 Lougheed Highway
Port Coquitlam, BC V3B 6P2

To: Robert James Scott aka Bob Scott
c/o [Redacted]
Barristers & Solicitors
[Redacted]

TAKE NOTICE that the Superintendent of Real Estate (the "Superintendent") of the BC Financial Services Authority ("BCFSA") will hold a hearing under Part 4 of the *Real Estate Services Act* ("RESA") on **June 2-13, 2025 commencing at 9:30 am** in the Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** to:

- A. Provide William Nowell Laidler also known as Bill Laidler, Bill Laidler Real Estate Corporation and Laidler Real Estate Agents Corporation an opportunity to be heard prior to the Superintendent making any order under the RESA; and
- B. Determine whether the conduct of Channing Jade Laidler ("Channing Laidler"), Lex Michelle Burnham ("Lex Burnham"), Leonard Scott McDonald, and Robert James Scott also known as Bob Scott ("Robert Scott") contravened the RESA, the *Real Estate Services Regulation* (the "Regulation") or the *Real Estate Services Rules* (the "Rules") in effect at the relevant time.

AND TAKE NOTICE that the allegations against one or all of William N Laidler also known as Bill Laidler, Bill Laidler Real Estate Corporation and Laidler Real Estate Agents Corporation are as follows:

1. On or around May 1, 2021 to October 31, 2022, William Nowell Laidler and Laidler Real Estate Agents Corporation provided real estate trading services through licensee Channing Laidler for and in expectation of remuneration and without being licensed to do so or exempt from licensing requirements, by providing real estate trading services in one or more of the following ways, contrary to section 3(1)(a) of RESA:
 - a. Advising on the appropriate price for the real estate;
 - b. Making representations about the real estate;
 - c. Finding the real estate for a party to acquire;
 - d. Negotiating the price of real estate or the terms of the trade in real estate; and
 - e. Presenting offers to dispose of or acquire the real estate.
2. On or around August 1, 2021 to November 30, 2022, William N Laidler and Laidler Real Estate Agents Corporation provided real estate trading services through licensee Lex Burnham for and in expectation of remuneration and without being licensed to do so or exempt from licensing requirements, by providing real estate trading services in one or more of the following ways, contrary to section 3(1)(a) of RESA:
 - a. Advising on the appropriate price for the real estate;
 - b. Making representations about the real estate;
 - c. Finding a party to acquire the real estate;
 - d. Negotiating the price of the real estate or the terms of the trade in real estate; and
 - e. Presenting offers to dispose of or acquire the real estate.
3. On or around June 4, 2020 to November 30, 2021, William N Laidler, Bill Laidler Real Estate Corporation, and Laidler Real Estate Agents Corporation provided real estate trading services through licensee [Licensee 1] for and in expectation of remuneration and without being licensed to do so or exempt from licensing requirements, by providing real estate trading services in one or more of the following ways, contrary to section 3(1)(a) of RESA:

- a. Advising on the appropriate price for real estate;
 - b. Making representations about the real estate;
 - c. Finding a party to acquire the real estate;
 - d. Negotiating the price of the real estate or the terms of the trade in real estate; and
 - e. Presenting offers to dispose of or acquire the real estate.
4. On or around June 4, 2020 to September 30, 2021, William N Laidler, Bill Laidler Real Estate Corporation, and Laidler Real Estate Agents Corporation provided real estate trading services through licensee [Licensee 2] for and in expectation of remuneration and without being licensed to do so or exempt from licensing requirements by providing real estate trading services in one or more of the following ways, contrary to section 3(1)(a) of RESA:
- a. Advising on the appropriate price for the real estate;
 - b. Making representations about the real estate;
 - c. Finding a party to acquire the real estate;
 - d. Negotiating the price of the real estate or the terms of the trade in real estate; and
 - e. Presenting offers to dispose of or acquire the real estate.
5. On or around June 4, 2020 to January 31, 2021, William N Laidler, Bill Laidler Real Estate Corporation, and Laidler Real Estate Agents Corporation provided real estate trading services through licensee [Licensee 3] for and in expectation of remuneration and without being licensed to do so or exempt from licensing requirements by providing real estate trading services in one or more of the following ways, contrary to section 3(1)(a) of RESA:
- a. Advising on the appropriate price for the real estate;
 - b. Making representations about the real estate;
 - c. Finding a party to acquire the real estate;
 - d. Negotiating the price of the real estate or the terms of the trade in real estate; and
 - e. Presenting offers to dispose of or acquire the real estate.
6. In or around June 4, 2020 to February 28, 2021, William N Laidler, Bill Laidler Real Estate Corporation, and Laidler Real Estate Agents Corporation provided real estate trading services through licensee [Licensee 4] for and in expectation of remuneration and without being licensed to do so or exempt from licensing requirements by providing real estate trading services in one or more of the following ways, contrary to section 3(1)(a) of RESA:
- a. Advising on the appropriate price for the real estate;
 - b. Making representations about the real estate;
 - c. Finding a party to acquire the real estate;
 - d. Negotiating the price of the real estate or the terms of the trade in real estate; and
 - e. Presenting offers to dispose of or acquire the real estate.

AND TAKE FURTHER NOTICE that the allegations against Channing Jade Laidler are as follows:

- 7. In between October 2021 and December 2021, Channing Laidler committed professional misconduct within the meaning of section 35(1)(a) of the RESA when she failed to complete a "Disclosure of Risks to Unrepresented Parties" form for the purchaser [Purchaser 1] of [Property 1], Port Moody [Redacted], contrary to section 55 of the Rules.
- 8. In between approximately May 2021 and August 2021, Channing Laidler committed professional misconduct within the meaning of section 35(1)(a) of the RESA when she engaged in dual agency for

the real estate transaction for the property at [Property 2], Port Moody [Redacted] by providing real estate services to the seller, while her team member [Licensee 1] provided real estate services to the buyers, contrary to section 65(2) of the Rules.

9. In between approximately May 2021 and October 2022, Channing Laidler committed professional misconduct within the meaning of section 35(1)(a) of the RESA when she paid Laidler Real Estate Agents Corporation ("LREAC"), for real estate services provided by LREAC and William Laidler on the real estate transaction for [Property 2], Port Moody [Redacted], contrary to section 66(1) of the Rules.
10. In between approximately May 2021 and October 2022, Channing Laidler committed professional misconduct within the meaning of section 35(1)(a) of the RESA when she paid LREAC for real estate services provided by LREAC and William Laidler on the real estate transaction for [Property 3], Coquitlam [Redacted].
11. In between approximately November 2021 and approximately October 2022, Channing Laidler committed professional misconduct within the meaning of section 35(1)(a) of the RESA when she paid LREAC for real estate services provided by LREAC and William Laidler on the real estate transaction for [Property 1], Port Moody [Redacted], contrary to section 66(1) of the Rules.
12. In between approximately June 2022 and February 2023, Channing Laidler committed professional misconduct within the meaning of section 35(1)(a) of the RESA when she paid LREAC for real estate services provided by LREAC and William Laidler on the real estate transaction for [Property 4], Port Moody [Redacted], contrary to section 66(1) of the Rules.
13. In between approximately November 2021 and December 2021, Channing Laidler committed professional misconduct within the meaning of section 35(1)(a) of RESA when she failed to act with reasonable care and skill by failing to disclose a Geotech report and information relating to a protected tree located on [Property 1], Port Moody [Redacted] to the purchaser of [Property 1].
14. On or around April 13, 2022, Channing Laidler committed professional misconduct within the meaning of section 35(1)(a) of RESA when she advertised the location of her personal office to be [Property 5], Port Moody instead of her brokerage office located at #102 - 2748 Lougheed Highway, Port Coquitlam, contrary to sections 37(2)(c) and 40(4) of the Rules.

AND FURTHER TAKE NOTICE that the allegations against Lex Michelle Burnham are as follows:

15. In between approximately August 31, 2021 and August 31, 2022, Lex Burnham committed professional misconduct within the meaning of section 35(1)(a) of RESA when she paid LREAC for real estate services provided by LREAC and William Laidler on the real estate transaction for [Property 6], Coquitlam [Redacted], contrary to section 66(1) of the *Real Estate Services Rules* (the "Rules").
16. In between approximately April 8, 2022 and August 31, 2022, Lex Burnham committed professional misconduct within the meaning of section 35(1)(a) of the RESA when she paid LREAC for real estate services provided by LREAC and William Laidler on the real estate transaction for [Property 7], Coquitlam [Redacted], contrary to section 66(1) of the Rules.
17. On or around July 11, 2023, Lex Burnham committed professional misconduct within the meaning of section 35(1)(a) of RESA when she provided a misleading advertisement and advertised on her LinkedIn page that "she has led The Laidler Group since Bill Laidler retired his licence in 2020," contrary to section 41 of the Rules.

18. On or around April 13, 2022, Lex Burnham committed professional misconduct within the meaning of section 35(1)(a) of RESA when she advertised the location of her personal office to be [Property 5], Port Moody instead of her brokerage office located at #102- 2748 Lougheed Highway, Port Coquitlam, contrary to sections 37(2)(c) and 40(4) of the Rules.

AND FURTHER TAKE NOTICE that the allegations against Leonard Scott McDonald are as follows:

19. In between approximately June 4, 2020 and November 30, 2022, Leonard Scott McDonald committed professional misconduct within the meaning of section 35(1)(a) of the RESA when he provided managing broker services for Re/Max Sabre Realty Group, including supervising agents, despite being unlicensed and precluded from doing so, contrary to sections 7(3)(a) and 7.1 of the RESA.
20. In between approximately June 4, 2020 and November 30, 2022, Leonard Scott McDonald committed professional misconduct within the meaning of section 35(1)(a) of the RESA by facilitating and allowing unlicensed parties, William Laidler and Laidler Real Estate Agent Corporation, to provide real estate services and receive remuneration through licensed Re/Max Sabre Realty Group agents, contrary to section 66(1) of the Real Estate Services Rules.

AND FURTHER TAKE NOTICE that the allegations against Robert James Scott also known as Bob Scott are as follows:

21. In between approximately June 4, 2020 and November 30, 2022, Robert Scott committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching section 28(1) of the Real Estate Services Rules (the "Rules") when he allowed Leonard Scott McDonald to provide managing broker services outside of his licence, contrary to section 7(3)(a) of the RESA.
22. In between approximately June 4, 2020 and November 30, 2022, Robert Scott committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching section 28(1) of the "Rules" when he allowed Channing Laidler and [Licensee 1], members on the same team to provide real estate services on the transaction of [Property 2], Port Moody, contrary to section 65(2) of the Rules.
23. In between approximately June 4, 2020 and December 31, 2022, Robert Scott committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching section 28(1) of the Rules when he allowed representatives at Re/Max Sabre Realty Group to pay William Laidler, LREAC and BLREC for real estate services conducted on their behalf, contrary to section 66(1) of the Real Estate Services Rules.

AND FURTHER TAKE NOTICE that the Superintendent must make one or more of the orders under section 49 of the RESA to William Laidler, Bill Laidler Real Estate Agents Corporation, and/or Laidler Real Estate Agents Corporation if the Superintendent determines that you did not hold a licence under the RESA at a time when you engaged in any activity for which a licence is required and may also order you to pay the costs of the investigation and hearing.

AND FURTHER TAKE NOTICE that the Superintendent must make one or more of the orders under section 43 of RESA to Channing Jade Laidler, Lex Michelle Burnham, Leonard Scott McDonald and/or Robert James Scott also known as Bob Scott if you are found to have committed professional misconduct within the meaning of section 35(1) of the RESA and/or conduct unbecoming within the meaning of section 35(2) of the RESA and may also order you to pay enforcement expenses under sections 43 and 44 of RESA.

AND FURTHER TAKE NOTICE that if you do not attend the hearing, the Superintendent may proceed with the hearing in your absence. The Superintendent may hear evidence and make findings regarding your conduct and may make orders described above, all 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 hearing.

Dated this 23rd day of October, 2024 at the City of Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

"Original signed by Jonathan Vandall"

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