

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

John Ryan (074293)

And

John Ryan Personal Real Estate Corporation (074293PC)

NOTICE OF ADMINISTRATIVE PENALTY

[This Notice has been redacted before publication.]

The Superintendent of Real Estate (“Superintendent”) of the BC Financial Services Authority (“BCFSA”) issues this Notice of Administrative Penalty (“Notice”) pursuant to sections 57(1) and (3) of the *Real Estate Services Act*, SBC 2004, c 42 (“RESA”).

TAKE NOTICE that the Superintendent is satisfied that you have contravened one or more provisions designated as subject to administrative penalties under section 56(1)(a) of the RESA and section 26 of the *Real Estate Services Rules* (“Rules”), collectively, the “Designated Provisions”.

TAKE NOTICE the Superintendent is imposing the following administrative penalties based on your having contravened the Designated Provisions:

1. Real Estate Services Rule: 40(3)(b); First contravention: Yes; Penalty: \$1,000, **plus** an additional 12 days from September 26, 2024, to October 7, 2024, at \$250 per day.

Details: You failed to indicate the BCFSA registered name, John Ryan Personal Real Estate Corporation on your Facebook page and your website. The investigation noted that your Facebook page came into compliance on September 25, 2024, and that your website remained non-compliant until the morning of October 8, 2024.

2. Real Estate Services Rule: 41; First contravention: Yes; Penalty: \$1,000;

Details: You included false or misleading statements in your advertising when you failed to qualify the following particulars:

- “Whistlers Top Realtor” advertised on your Facebook page.

- “Whistler’s #1 Realtor” advertised on your Facebook page.
- “Whistler’s #1 Selling Team” advertised on your website.
- “We are #1 in Whistler” advertised on your website.
- “Consistently Whistler’s top performing agent” advertised on your website.
- “No one has sold more” advertised on your website.
- “Sold more developments off plan than any other agent” advertised on your website.
- “Our brokerage represented 35% of both dollar volume and value in the total Whistler market – significantly more than any other brokerage operating in Whistler” advertised on your website.
- “MLS Medallion Club Member” advertised on your website.

3. Real Estate Services Rule: 40(2); First contravention: Yes; Penalty: \$1000;

Details: You failed to prominently display the name of your brokerage on your Facebook page.

(Collectively the “Contraventions”).

Total administrative penalties: \$6,000

TAKE FURTHER NOTICE you may respond to this Notice by requesting an opportunity to be heard as follows (a “Reconsideration Request”):

- Time limit:* You must deliver any Reconsideration Request so that BCFSA receives it within thirty (30) calendar days of the date you received this Notice (the “Response Deadline”).
- Format:* A Reconsideration Request Form must be completed.
- Content:* A Reconsideration Request should explain how you exercised due diligence to prevent contravention of the Designated Provisions. You may also provide any other information you believe the Superintendent should consider.
- Delivery:* A [Reconsideration Request](#) may be delivered by email to apreconsiderations@bcfsa.ca and/or delivered to BCFSA’s offices at 600 – 750 West Pender Street, Vancouver, BC V6C 2T8, Attention: Legal Services – Reconsiderations.

The date you received this Notice is the earliest date on which:

- the Superintendent personally served you with the Notice (s 57(3)(a) or (b) of the RESA);
- the Superintendent provided “substituted service” by a method provided for in a court order (s 12 of the RESA); or
- the Superintendent provided this Notice to Canada Post for delivery to your mailing address (ss. 18 and 19 of the Rules). This will normally also be the day it was emailed to you.

If BCFSA receives your Reconsideration Request by the Response Deadline, the Superintendent will consider your Reconsideration Request and may cancel or confirm each of the administrative penalties. If BCFSA confirms an administrative penalty, payment is due immediately.

TAKE FURTHER NOTICE if you fail to deliver a Reconsideration Request by the Response Deadline, you are deemed to acknowledge your having contravened the specified Designated Provisions (s 57(2)(d) of the RESA).

TAKE FURTHER NOTICE that unless you deliver a Reconsideration Request by the Response Deadline, you must pay the administrative penalties within thirty (30) calendar days of the date you received this Notice. The Reconsideration Request may be by email or otherwise in writing and should attach or include information respecting the due diligence exercised to avoid the contravention, any extenuating circumstances that prevented compliance, and any other information that you wish BCFSa to consider.

Dated this 21st day of October, 2024 at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Raheel Humayun”

Per: Raheel Humayun
Delegate of the Superintendent of Real Estate
Province of British Columbia