

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

INDERJIT ARORA
(159509)

AND

INDERJIT ARORA PERSONAL REAL ESTATE CORPORATION

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Inderjit Arora
c/o City 2 City Real Estate Services Inc.
202-9453 120 St.
Delta, BC | V4C 6S2

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 July 2 to 3, 2025 **commencing at 9:30 am** in the virtual Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** to determine whether your conduct contravened the RESA, the *Real Estate Services Regulation* (the “Regulation”), or the *Real Estate Services Rules* (the “Rules”).

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

1. You committed professional misconduct within the meaning of section 35(1)(a) and (d) of the RESA in that, while acting as a trading services representative for your buyer client in the purchase transaction for a property with the address [Property 1], Surrey, BC (the “**Property**”), you:
 - a. Failed to take reasonable steps to avoid any conflict of interest, contrary to section 30(i) (formerly 3-3(i)) of the Rules, when:
 - i. with your knowledge, your spouse provided a bank draft of \$50,000 on behalf of your buyer client for the second deposit in the purchase of the Property; and

- ii. you and your spouse were assigned the contract of purchase and sale (“**CPS**”) of the Property from your buyer client;
- b. You failed to act with reasonable care and skill, contrary to section 34 (formerly section 3-4) of the Rules, when you:
 - i. incorrectly completed the agency disclosure section of the assignment of the CPS of the Property, indicating that you had no agency relationship with your buyer client and leaving the section uninitialed by both parties; and
 - ii. indicated that you would not be receiving any remuneration for the purchase of the Property in the Disclosure of Interest in Trade form dated August 9, 2021;
- c. You failed to disclose to your buyer client the source of your remuneration in the Disclosure of Remuneration form dated January 30, 2021, contrary to section 56(2)(a) (formerly section 5-11(2)(a)) of the Rules; and
- d. You failed to disclose to the seller and owner of the Property that you would be acquiring the Property when the CPS was assigned to you on August 9, 2021, contrary to section 53(1)(a) (formerly section 5-9(1)) 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 31st day of January, 2025 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