

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

Seyedsalar Toossi (Sal Toosi)
Sal Toosi Personal Real Estate Corporation
(181342)

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. Rule: 41; First contravention: Yes; Penalty: \$1,000;

Details: You included false or misleading statements in your advertising when you failed to identify the current [Real Estate Group 1] BCFSA registered team members on your website. The investigation confirmed that you identified licensee, RH, as a member of your team. The investigation has noted that you came into compliance on January 2, 2025.

2. Rule: 40(6); First contravention: Yes; Penalty: \$1,000;

Details: You failed to identify your team's name, [Real Estate Group 1], on your website and LinkedIn account. The investigation noted that you came into compliance on January 2, 2025, regarding your website. The investigation has noted that you came into compliance on January 6, 2025, regarding your LinkedIn account.

3. Rule: 41; First contravention: Yes; Penalty: \$1,000;

Details: You included a false or misleading statement in your advertising when you failed to qualify the particulars of being an “Award Winning Team” on your 1st Facebook account. The investigation has noted that you came into compliance on January 6, 2025.

4. Rule: 40(3)(b); First contravention: Yes; Penalty: \$1,000;

Details: You failed to identify your BCFSAs registered name, Sal Toosi Personal Real Estate Corporation, on your X (formerly Twitter) account, website, LinkedIn account, Instagram account and 2nd Facebook account. The investigation has noted that you came into compliance on January 2nd, 2025, regarding your website. The investigation has noted that you came into compliance on January 6, 2025, regarding your X (formerly Twitter) account, LinkedIn account, Instagram account. The investigation has determined that you are still not in compliance regarding your 2nd Facebook account.

5. Rule: 40(2); First contravention: Yes; Penalty: \$1,000;

Details: You failed to display the name of your brokerage on your X (formerly Twitter) account, LinkedIn account, 1st Facebook account and 2nd Facebook account. The investigation has noted that you came into compliance on January 6, 2025, regarding your X (formerly Twitter) account, LinkedIn account and 1st Facebook account. The investigation has determined that you are still not in compliance regarding your 2nd Facebook account.

(Collectively the “Contraventions”).

Total administrative penalties: \$5000.00

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

- a. *Time limit:* You must deliver any Reconsideration Request so that BCFSAs receives it within thirty (30) calendar days of the date you received this Notice (the “Response Deadline”).
- b. *Format:* A Reconsideration Request Form must be completed.
- c. *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.
- d. *Delivery:* A [Reconsideration Request](#) may be delivered by email to apreconsiderations@bcfsa.ca and/or delivered to BCFSAs 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 125 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 27th day of February, 2025 at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority

“Originally signed by Raheel Humayun”

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