

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**SCOTT OGILVIE PETTIPIECE
(139196)**

AND

**1199281 B.C. LTD.
(dba RE RENT ESTATE PROPERTY MANAGEMENT)
(X035131)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

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| To: Scott Ogilvie Pettipiece Managing Broker 1199281 BC Ltd. (dba RE Rent Estate Property Management) 550 – 9100 Blundell Road Richmond, BC, V6Y 3X9 | To: 1199281 BC Ltd. (dba RE Rent Estate Property Management) 550 – 9100 Blundell Road Richmond, BC, V6Y 3X9 |
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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 17, 2025 commencing at 9:30 am** in the Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** or in such other (including virtual) Hearing Room of which BCFSA informs you to determine whether your conduct contravened the RESA, the regulation made under the RESA (the “**Regulation**”), or the *Real Estate Services Rules* (the “**Rules**”).

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

1. 199281 B.C. Ltd. (dba RE Rent Estate Property Management) (the “**Brokerage**”) committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the Rules, s 75 when it failed to file its required financial statement, accountant’s report and brokerage

activity report for the year ended December 31, 2023 by April 29, 2024, and for the year ended December 31, 2024 by April 30, 2025; and

2. Scott Ogilvie Pettipiece, while the managing broker of the Brokerage, committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the RESA, s 6(2)(b) and Rules, s 28(1)(a) and (b) when they failed to ensure the Brokerage complied with the Rules in contravening the Rules, s 75 as alleged at paragraph 1.

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 12th day of June, 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