

CITATION: Pettipiece (Re), 2025 BCSRE 117

Date: 2025-07-16

File # INC 25-5822

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)

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENTS: Scott Ogilvie Pettipiece, Managing Broker, 1199281 BC Ltd.
(dba RE Rent Estate Property Management)

1199281 BC Ltd. (dba RE Rent Estate Property Management)

DATE OF CONSENT ORDER: July 16, 2025

COUNSEL: Michael Jones, Legal Counsel for the BC Financial Services Authority

PROCEEDINGS:

On July 16, 2025, the Superintendent of Real Estate (the “**Superintendent**”), or the Superintendent’s authorized delegate, of the BC Financial Services Authority (“**BCFSA**”) accepted the Consent Order Proposal (the “**Proposal**”) submitted by Scott Ogilvie Pettipiece (“**S. Pettipiece**”) on their own behalf and on behalf of 1199281 BC Ltd. (dba RE Rent Estate Property Management) (the “**Brokerage**”)

WHEREAS the Proposal, a copy of which is attached hereto, has been executed by S. Pettipiece and the Brokerage.

NOW THEREFORE, having made the findings proposed in the attached Proposal, and found that S. Pettipiece and the Brokerage committed professional misconduct within the meaning of section 35(1)(a) and 6(2)(b) of the *Real Estate Services Act* ("RESA") and sections 28(1)(a), 28(1)(b) and 75 of the *Real Estate Services Rules* (the "Rules"), pursuant to section 43 of the RESA the Superintendent orders that:

1. S. Pettipiece and the Brokerage be jointly and severally liable to pay a discipline penalty to BCFSa in the amount of \$20,000.
2. S. Pettipiece and the Brokerage be jointly and severally liable to pay enforcement expenses to BCFSa in the amount \$3,000 within 30 days of the date of this Order.
3. The Brokerage's license be cancelled if it does not file its Accountant's Report for the fiscal years ended December 31, 2023 and December 31, 2024, within 30 days of the date of this Order.
4. S. Pettipiece's license be cancelled if the Brokerage does not file its Accountant's Report for the fiscal years ended December 31, 2023 and December 31, 2024, within 30 days of the date of this Order. If S. Pettipiece's license is cancelled, S. Pettipiece shall be permitted to continue being licensed as a representative.
5. If S. Pettipiece's license is cancelled, before S. Pettipiece is permitted to requalify as a managing broker, they must complete the Broker's Licensing Course offered by the Real Estate Division at the Sauder School of Business at the University of British Columbia.
6. If either S. Pettipiece or RE Rent Estate Property Management fails to comply with any of the terms of the Order set out above, the Superintendent may suspend or cancel their license without further notice to them.

Dated this 16th day of July, 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

Attch.

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**IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*
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(139196)**

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CONSENT ORDER PROPOSAL

BACKGROUND AND FACTS

This Consent Order Proposal (the “**Proposal**”) is made by Scott Ogilvie Pettipiece (“**S. Pettipiece**”) and 1199281 BC Ltd. (doing business as RE Rent Estate Property Management (the “**Brokerage**”) to the Superintendent of Real Estate (the “**Superintendent**”) of BC Financial Services Authority (“**BCFSA**”) pursuant to section 41 of the *Real Estate Services Act* (“**RESA**”).

For the purposes of the Proposal, S. Pettipiece, the Brokerage and the Superintendent have agreed upon the following facts:

1. S. Pettipiece (139196) was licensed as a trading services representative between April 16, 2004 and March 20, 2012 and has been licensed as a rental property management services representative since March 21, 2012.
2. The Brokerage (X035131) has been licensed since September 11, 2019 and provides rental property management services.
3. S. Pettipiece was at all relevant times licensed as a managing broker with the Brokerage.
4. Under section 75 of the *Real Estate Services Rules* (the “**Rules**”), the Brokerage must file its required review engagement financial statement, accountant’s report and brokerage activity report (the “**Accountant’s Report**”) within 120 days after the end of each fiscal year.

2023 and 2024 Accountant’s Report Filings

5. The Brokerage failed to file an Accountant’s Report for its fiscal years ending on December 31, 2023 and December 31, 2024. Under Section 75 of the Rules, the Brokerage was required to file its Accountant’s Report for the year ended December 31, 2023 by April 30, 2024 and the year

- ended December 31, 2024 by April 30, 2025. The Brokerage did not file its Accountant's Reports by those dates.
6. On May 8, 2024, BCFSA sent a letter via email advising S. Pettipiece and the Brokerage that the Accountant's Report filing for the fiscal year 2023 ("**2023 AR**") was still outstanding.
 7. On May 10, 2024, S. Pettipiece explained to BCFSA that the delay in filing the 2023 AR was due to personal health issues and advised that he would aim to have the 2023 AR filing completed by June 1, 2024. S. Pettipiece also sent a follow-up email confirming the same on May 14, 2024.
 8. On July 24, 2024, BCFSA reached out to S. Pettipiece to follow up on the 2023 AR filing and S. Pettipiece advised that he was experiencing further health issues but he was working with his accountant to complete the 2023 AR.
 9. On August 14, 2024, S. Pettipiece provided a doctor's note to BCFSA confirming his ongoing health issues. He reassured that the 2023 AR filing would be completed shortly.
 10. On November 4, 2024, S. Pettipiece notified BCFSA that he was just released from the hospital for [health issues redacted] and provided hospital discharge paperwork confirming this. He advised that the 2023 AR filing would be by the end of November of 2024. In addition, he indicated that the Accountant's Report filing for the year ended December 31, 2024 ("**2024 AR**") would be completed no later than January 31, 2025.
 11. On April 7, 2025, a Non-Compliance Warning Letter was issued by BCFSA to S. Pettipiece demanding his compliance to file the outstanding 2023 AR by April 21, 2025.
 12. On April 22, 2025, S. Pettipiece called BCFSA and advised that he was still under doctor's care for [health issue redacted]. He advised that he would have the 2023 AR and 2024 AR filings submitted by early May of 2025.
 13. To this date, the Brokerage still has not submitted its 2023 AR and 2024 AR to BCFSA.
 14. A Notice of Discipline Hearing was issued on was issued on June 12, 2025, and served on S. Pettipiece on June 16, 2025.

PROPOSED FINDINGS OF MISCONDUCT

For the sole purposes of the Proposal and based on the Facts outlined herein, S. Pettipiece and the Brokerage propose the following findings of misconduct be made by the Superintendent:

1. 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 review engagement financial statement, accountant's report and brokerage activity report for the year ended December 31, 2023, and the year that ended December 31, 2024 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.

PROPOSED ORDERS

Based on the facts herein and the Proposed Findings of Misconduct, S. Pettipiece and the Brokerage propose that the Notice of Discipline Hearing in this matter be resolved through the following Orders being made by the Superintendent, pursuant to section 43 of the RESA:

1. Scott Ogilvie Pettipiece and 1199281 B.C. Ltd. (dba RE Rent Estate Property Management) be jointly and severally liable to pay a discipline penalty to BCFSa in the amount of \$20,000.
2. Scott Ogilvie Pettipiece and RE Rent Estate Property Management are jointly and severally liable to pay enforcement expenses to BCFSa in the amount of \$3,000 within 30 days of the date of this Order.
3. Scott Ogilvie Pettipiece and RE Rent Estate Property Management's license be cancelled if it does not file its Accountant's Report for the fiscal years ended December 31, 2023 and December 31, 2024, within 30 days of the date of this Order.
4. Scott Ogilvie Pettipiece's license be cancelled if RE Rent Estate Property Management's does not file its Accountant's Report for the fiscal years ended December 31, 2023 and December 31, 2024, within 30 days of the date of this Order. If Scott Ogilvie Pettipiece's license is cancelled, Scott Ogilvie Pettipiece shall be permitted to continue being licensed as a representative.
5. If Scott Ogilvie Pettipiece's license is cancelled, before Scott Ogilvie Pettipiece is permitted to requalify as a managing broker, they must complete the Broker's Licensing Course offered by the Real Estate Division at the Sauder School of Business at the University of British Columbia.
6. If either Scott Ogilvie Pettipiece or RE Rent Estate Property Management's fails to comply with any of the terms of the Order set out above, the Superintendent may suspend or cancel their license without further notice to them.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. S. Pettipiece and the Brokerage acknowledge and understand that the Superintendent may accept or reject the Proposal. If the Proposal is rejected by the Superintendent, the matter may be referred to a disciplinary hearing.
2. S. Pettipiece and the Brokerage acknowledge that they have been urged and given the opportunity to seek and obtain independent legal advice with respect to the disciplinary process, the allegations contained in the Notice of Discipline Hearing, and the execution and submission of the Proposal to the Superintendent; and, that they have obtained independent legal advice or has chosen not to do so, and that they are making the Proposal with full knowledge of the contents and the consequences if the Proposal is accepted.
3. S. Pettipiece and the Brokerage acknowledge and are aware that BCFSa will publish the Proposal and the Consent Order or summaries thereof on BCFSa's website, on CanLII, a website for legal research and in such other places and by such other means as BCFSa in its sole discretion deems appropriate.
4. S. Pettipiece and the Brokerage hereby waive their right to appeal pursuant to section 54 of the RESA.

5. If the Proposal is accepted and/or relied upon by the Superintendent, S. Pettipiece and the Brokerage will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict S. Pettipiece and the Brokerage from making full answer and defence to any civil or criminal proceeding(s).
6. The Proposal and its contents are made by S. Pettipiece and the Brokerage for the sole purpose of resolving the Notice of Discipline Hearing in this matter and do not constitute an admission of civil liability. Pursuant to section 41(5) of the RESA, the Proposal and its contents may not be used without the consent of S. Pettipiece and the Brokerage in any civil proceeding with respect to the matter.

"Original signed by Scott Pettipiece"

SCOTT OGILVIE PETTIPIECE

Dated 15th day of July, 2025

"Original signed by Scott Pettipiece"

**SCOTT OGILVIE PETTIPIECE, Authorized
Signatory for 1199281 B.C. Ltd. (dba RE RENT
ESTATE PROPERTY MANAGEMENT)**

Dated 15th day of July, 2025