

BC FINANCIAL SERVICES AUTHORITY
IN THE MATTER OF THE *MORTGAGE BROKERS ACT*
RSBC 1996, c 313 as amended

AND

IN THE MATTER OF
SURINDER KUMAR SHARMA
(138317)

NOTICE OF HEARING

(Pursuant to section 8 of the *Mortgage Brokers Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations which will be considered at a hearing. Allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers or their designate has determined their validity.

To: Surinder Kumar Sharma
[Redacted]

TAKE NOTICE that the Registrar of Mortgage Brokers (the “Registrar”) will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* (“MBA”) in the virtual Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** where the Registrar will provide you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA or the regulations made under the MBA (the “Regulations”).

The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this Notice, the hearing date will be determined by the Registrar.

AND TAKE NOTICE that the allegations against Surinder Kumar Sharma are as follows:

1. In his capacity of mortgage broker, Surinder Kumar Sharma conducted mortgage business in British Columbia in a manner prejudicial to the public interest, within the meaning of section 8(1)(i) of the MBA, with respect to at least one of the properties listed in Schedule “A”, by:
 - a. Knowingly providing misleading information to the lenders with respect to the valuation of the property;
 - b. Failing to provide relevant information to the lenders, including providing a property appraisal or a transmittal or reliance letter for the property;

- c. Conducting mortgage broker activities outside of his registered brokerage; and
 - d. Receiving remuneration outside of his registered brokerage.
- 2. Surinder Kumar Sharma breached the MBA as contemplated by section 8(1)(f) of the MBA, with respect to one or more of the mortgage transactions for the properties listed in Schedule "A" by:
 - a. Failing to make proper disclosure as required under section 17.1 of the MBA when Surinder Kumar Sharma failed to provide Lender Disclosure Statements Form 9s to the lenders; and
 - b. Failing to make proper disclosure as required under section 17.4 of the MBA when Surinder Kumar Sharma failed to provide Conflict of Interest Disclosure Statements Form 10s.
- 3. Surinder Kumar Sharma breached section 6(a) of the *Mortgage Brokers Act Regulation* when he failed to keep books and records necessary for the proper recordings of his business transactions and financial affairs with respect to the mortgage transactions for the properties listed in Schedule "A".

AND TAKE FURTHER NOTICE that in the event the Registrar determines that your conduct, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA including, but not limited to, the remedies permitted pursuant to sections 8(1) and 8(1.2) of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

AND TAKE FURTHER NOTICE that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to you.

AND TAKE FURTHER NOTICE that you are entitled, at your own expense, to be represented by legal counsel at the hearing and you and your counsel will have the right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Dated this 8th day of July, 2025 at the City of Victoria, British Columbia.

Registrar of Mortgage Brokers

"Original signed by Jonathan Vandall"

Per: Jonathan Vandall
Acting Registrar of Mortgage Brokers
Province of British Columbia

SCHEDULE "A"

	Properties
1.	[Property 1], Langley, BC [redacted]
2.	[Property 2], Mission, BC [redacted]
3.	[Property 3], Surrey, BC [redacted]
4.	[Property 4], Delta, BC [redacted]
5.	[Property 5], Surrey, BC [redacted]
6.	[Property 6], Delta, BC [redacted]