

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**AFSANEH ZARSHENAS
(139431)**

**ORDER TO SUSPEND LICENSEE'S LICENCE PURSUANT TO SECTION 43 OF THE
REAL ESTATE SERVICES ACT**

[This Order has been redacted before publication.]

Upon reading the sworn Affidavit of [Investigator 1], Investigator at BC Financial Services Authority ("BCFSA"), the Superintendent of Real Estate (the "Superintendent") is satisfied that:

1. On February 4, 2025, the Superintendent issued an order (the "Order") against Afsaneh Zarshenas requiring:
 - a. A. Zarshenas pay a discipline penalty to BCFSA in the amount of \$50,000 within six months from the date of this Order;
 - b. A. Zarshenas at their own expense, register for and successfully complete the Real Estate Trading Service Remedial Education Course, as provided by the Sauder School of Business at the University of British Columbia in the time period as directed by BCFSA; and
 - c. A. Zarshenas pay enforcement expenses to BCFSA in the amount of \$5,200 within two months from the date of this Order.
2. The Order provided that "If A. Zarshenas fails to comply with any term of this Order, the Superintendent may suspend or cancel their licence without further notice to them, pursuant to sections 43(3) and 43(4) of RESA."
3. Afsaneh Zarshenas failed to comply with the Order by failing to pay the discipline penalty of \$50,000 by August 4, 2025, and as of today's date has not paid the outstanding discipline penalty.

THEREFORE, WE ORDER:

1. Under sections 43(3) and 43(4) of RESA and pursuant to the Order dated February 4, 2025, Afsaneh Zarshenas' real estate trading services licence is suspended with immediate effect and until such time

as Afsaneh Zarshenas complies with the Order dated February 4, 2025 by paying \$50,000 to BCFSA or until a further order is made by the Superintendent or a Court of competent jurisdiction.

TAKE NOTICE THAT Afsaneh Zarshenas may, under section 54 of the RESA, appeal this Order to the Financial Services Tribunal.

Dated this 7th day of August, 2025 at the City of Victoria, British Columbia.

"Original signed by Jonathan Vandall"

Jonathan Vandall
Delegate of the Superintendent of Real Estate
Province of British Columbia

Notice to: Afsaneh Zarshenas
 c/o 541012 British Columbia Ltd. dba RE/MAX Sabre Realty Group
 #102 - 2748 Lougheed Highway
 Port Coquitlam, BC V3B 6P2