

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

LESTER TWAROG
(039863)

AND

AARON WAYNE PRIEBE
(168862)

AMENDED NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Lester Twarog
c/o Crest Realty Ltd. dba RE/MAX Crest Realty
300-1195 Broadway W,
Vancouver, British Columbia, V6H 3X5

And to: Aaron Wayne Priebe
c/o Salmon Arm Realty.com Ltd. dba Homelife Salmon Arm Realty.com
404 - 251 Trans Canada Highway N.W.,
Salmon Arm, British Columbia, V1E 3B8

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 **January 19-23, 2026 commencing at 9:30 am** in the virtual Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** to determine whether your conduct contravened the RESA, the *Real Estate Services Regulation* (the "Regulation"), or the *Real Estate Services Rules* (the "Rules").

AND TAKE NOTICE that the allegations against **Lester Twarog** are as follows:

1. You committed professional misconduct within the meaning of section 35(1) of RESA in that when acting a designated agent for your developer client (the "Developer") who was the registered owner and seller of six (6) rural residential lots comprising a fee-simple subdivision in the northeast arm of Shuswap Lake, BC (the "Development"), you:
 - a. marketed the Development for sale by listing for sale each of the six lots of the Development on September 1, 2021 without a disclosure statement having been prepared and filed with BCFSA in accordance with sections 3 and 14 of the *Real Estate Development Act* ("REDMA"), contrary

to section 30(a) [act in the best interests of the client] and section 34 [act with reasonable care and skill] of the *Real Estate Services Rules* (the “Rules”);

- b. failed to ensure that the Developer provided to the purchaser of a property described as “Lot 4” of the Development a copy of a disclosure statement prior to entering into a purchase agreement dated November 5, 2021 in accordance with section 15 of REDMA, contrary to section 30(a) [act in the best interests of the client] and section 34 [act with reasonable care and skill] of the Rules;
- c. failed to ensure that the Developer provided to the purchaser of a property described as “Lot 5” of the Development a copy of a disclosure statement prior to entering into a purchase agreement dated December 3, 2021 in accordance with section 15 of REDMA, contrary to section 30(a) [act in the best interests of the client] and section 34 [act with reasonable care and skill] of the Rules; **and**
- d. represented that the Development had road access when he knew or ought to have known that the Development had boat or water access only, contrary to section 34 [act with reasonable care and skill] and section 41 [false or misleading advertising prohibited] of the Rules; **and**
- e. listed and marketed Lot 6 of the Development for sale together with a neighbouring property known as “Lot A” in August 2025 representing that together the properties had water and road access when Lot 6 did not have road access, contrary to section 34 [act with reasonable care and skill] and section 41 [false or misleading advertising prohibited] of the Rules.

AND TAKE NOTICE that the allegations against **Aaron Wayne Priebe** are as follows:

1. You committed professional misconduct within the meaning of section 35(1) of RESA in that:
 - a.** when acting as agent for your purchaser client of Lot 4 of the Development pursuant to a contract of purchase and sale dated November 5, 2021, you failed to ensure that your client was provided with a copy of a disclosure statement in accordance with section 15 of REDMA prior to entering into the contract, prior to subject removal, and prior to completion, contrary to section 30(a) [act in the best interests of the client] and section 34 [act with reasonable care and skill] of the Rules;
 - b.** when acting as co-listing agent for Lot 6 of the Development for sale together with neighbouring property “Lot A” in August 2025, he represented that together the properties had water and road access when Lot 6 did not have road access, contrary to section 34 [act with reasonable care and skill] and section 41 [false or misleading advertising prohibited] of the Rules.

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 ~~3rd day of December 2025~~ ~~22 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