

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**JATINDER KAUR MANN
(aka NIKKI MANN)
(183512)**

AND

**NIKKI MANN PERSONAL REAL ESTATE CORPORATION
(183512PC)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Jatinder Kaur Mann (aka Nikki Mann)
Nikki Mann Personal Real Estate Corporation
c/o YPA Realty Inc. (dba YPA Your Property Agent)
201 – 13049 76th Avenue
Surrey, BC, V3W 2V7

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 13 to 17, 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 you are as follows:

1. Jatinder Kaur Mann (“**N. Mann**”) and the personal real estate corporation, Nikki Mann Personal Real Estate Corporation (“**Nikki Mann PREC**”) committed professional misconduct within the

meaning of section 35(1) of the RESA, when acting for buyer clients, in relation to the purchase of the property located at [Property 1], Surrey, BC (the “**Property**”) that occurred on or about February, 25, 2022 (closing in July 2022), in that:

- a. N. Mann was in a conflict of interest, failed to act in the best interest of her buyer clients, and/or failed to act with reasonable care and skill in circumstances that included, but were not limited to, the following:
 - i. N. Mann enticed her buyer clients to purchase the Property by telling them that she would acquire an interest in the Property and/or contribute to the downpayment and monthly payments;
 - ii. N. Mann led her buyer clients to believe that she would acquire an interest in the Property and/or contribute to the downpayment and monthly payments;
 - iii. on or about June 24, 2022, N. Mann provided her buyer clients \$120,000 as either a loan or as an investor in the Property; and/or
 - iv. N. Mann told her buyer clients that she would pay for the difference between “market rent” and the rent that the downstairs tenants were paying;

contrary to section 30(i) [*take reasonable steps to avoid any conflict of interest*] of the Rules, contrary to section 30(j) [*if a conflict of interest does exist, promptly and fully disclose the conflict of interest*] of the Rules, section 30(a) [*act in the best interest of clients*] of the Rules, and/or section 34 [*act with reasonable care and skill*] of the Rules.

- b. N. Mann made an inducement representation, contrary to section 49 of the Rules, and/or failed to act in the best interest of her buyer clients, contrary to section 30(a) of the Rules, when, prior to entering the contract on or about February 25, 2022, N. Mann told her buyer clients that she would acquire a partial or full interest in the Property from them in approximately one year, as an inducement for her buyer clients to purchase the Property.
- c. N. Mann used Nikki Mann PREC for business other than the provision of real estate services contrary to the requirements in section 10.6(1)(e) of the Regulation [*personal real estate corporation to not conduct any business other than provision of real estate services and ancillary services directly associated with the provision of real estate services*] when, in June 2022, directed Nikki Mann PREC to issue a cheque for \$120,000 to her buyer clients as either a loan and as an investment in relation to the purchase of the Property.
- d. Mann failed to disclose to the seller that she would acquire, directly or indirectly, an interest in the Property contrary to section 53 [*Disclosure of Interest in Trade*] 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 12th day of September, 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