

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

PARMVIR SINGH SANDHU
(189977)

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Parmvir Singh Sandhu
c/o Global Force Realty Ltd.
(dba Royal LePage Global Force Realty)
306 – 15300 54A Avenue
Surrey, BC | V3S 6T4

TAKE NOTICE that the Superintendent of Real Estate (the “Superintendent”) of BC Financial Services Authority (“BCFSA”) will hold a discipline hearing under Part 4 of the *Real Estate Services Act* (“RESA”) on **March 4 to 6, 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. You committed professional misconduct within the meaning of s. 35(1)(a) of RESA in that, in April 2023, while acting in the sale of the property with an address at [Property 1], Surrey, BC (the “**Property**”), you:
 - a. Failed to disclose to the buyer whether or not you would represent the buyer as a client before providing trading services to or on behalf of the buyer, in a form approved by the Superintendent, contrary to s. 54(1) of the Rules [*Disclosure of representation in trading services*];
 - b. Contravened s. 55 of the Rules [*Disclosure of risks to unrepresented parties*] by failing to disclose to the unrepresented buyer, in a form approved by the Superintendent:
 - i. the risks to an unrepresented party of receiving assistance from the licensee due to the licensee's duties and responsibilities to the client of the licensee,

- ii. the limited assistance that the licensee may provide to the unrepresented party, and
 - iii. a recommendation that the unrepresented party seek independent professional advice in respect of the trade in real estate;
- c. Failed to make disclosure to the sellers in accordance with s. 57(1) of the Rules [*Disclosure to sellers of expected remuneration*] in a form approved by the Superintendent when presenting to the sellers an offer to acquire real estate; and
- d. Purported to act in an agency relationship with the buyer while representing the sellers as clients, contrary to s. 30(a) [*Duties to clients: act in the best interests of the clients*], s. 30(i) [*Duties to clients: take reasonable steps to avoid any conflict of interest*], s. 30(j) [*Duties to clients: promptly and fully disclose the conflict to client*], s. 33 [*Duty to act honestly*], s. 34 [*Duty to act with reasonable care and skill*], and s. 65(1) [*Addressing conflicts of interest when acting for multiple clients*] of the Rules.
2. You committed professional misconduct within the meaning of ss. 35(1)(a) and (e) of RESA, by acting in contravention of s. 37(4) of RESA [*Withhold, destroy, conceal or refuse to provide information or thing required for an investigation*] when, in your response to BCFSA's investigation requests in November 2023, you failed to provide all requested information and records, in particular all correspondence, including emails and text messages, between you and the buyer.

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 15th day of August, 2025 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Jonathan Vandall"

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