

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

ERWIN RITESH PRASAD

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Erwin Ritesh Prasad
[Redacted]

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 **April 14-16, 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. While you were acting as the buyer’s agent, licensed with Planet Group Realty, you committed professional misconduct contrary to Section 35(1) of the RESA when you:
 - a. Provided a picture of the same cheque as proof of deposit for the purchase of a property located at [Property 1], Chilliwack, BC (“[Property 1]”) and for the purchase of a property located at [Property 2], Chilliwack, BC (“[Property 2]”), contrary to section 33 of the Rules.
 - b. Failed to notify your managing broker promptly or at any time that a deposit was not received from your clients after an agreement was reached for the purchase of [Property 2], contrary to section 29(2)(b) of the Rules.
 - c. Failed to provide your managing broker promptly or at any time with the records relating to the collapse of the deal of [Property 2], contrary to section 29(1)(b) and 29(1)(2)(a) 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 15 day of August, 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