

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**NIMA ALIZADEH-GHARIB
(163025)**

FIRST AMENDED NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Nima Alizadeh-Gharib
c/o 0808799 BC Ltd.
(dba Coldwell Banker Prestige Realty)
310 – 638 Broughton Street
Vancouver, BC V6G 3K3

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 10 -11, 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 conduct unbecoming within the meaning of section 35(2)(a), (b) and/or (c) of RESA in that, on and around December 22, 2024, you sent an antisemitic, hateful and/or violent message(s) to a restaurant in Toronto, through his your Instagram account.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed conduct unbecoming, 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 8th day of January, 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Chris Biscoe"

Jonathan Vandall Chris Biscoe

Delegate of the Superintendent of Real Estate
Province of British Columbia