

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**KANWALJIT SINGH DHALIWAL  
(166868)**

**AND**

**KANWALJIT SINGH DHALIWAL PERSONAL REAL ESTATE CORPORATION  
(166868PC)**

**NOTICE OF DISCIPLINE HEARING**

**[This Notice has been redacted before publication.]**

To: Kanwaljit Singh Dhaliwal  
Kanwaljit Singh Dhaliwal Personal Real Estate Corporation  
[Address Redacted]  
[Email 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 **March 31 - April 2, 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. Mr. Dhaliwal contravened section 3(1)(a) of RESA when he provided real estate trading services without being licensed to do so or otherwise exempt from licensing, when between July 31, 2023 and August 3, 2023, he provided real estate services in expectation of remuneration to the purchasers in relation to the following properties:
  - a. [Property 1], Surrey, BC [redacted]
  - b. [Property 2], Surrey, BC [redacted]

2. Mr. Dhaliwal contravened section 29(1)(b) of RESA when he failed to promptly provide to his managing broker a copy of the trade records in relation to the accepted offers on the following properties:
  - a. [Property 1], Surrey, BC [redacted]
  - b. [Property 2], Surrey, BC [redacted]
3. Mr. Dhaliwal committed professional misconduct within the meaning of section 35(1) of RESA when he contravened section 29(2)(a) of the Rules when he failed to keep his managing broker informed of the real estate services being provided in relation to the purchase and sale of the following properties:
  - a. [Property 1], Surrey, BC [redacted]
  - b. [Property 2], Surrey, BC [redacted]
4. Mr. Dhaliwal contravened section 37(4) of RESA when on September 24, 2025, he concealed or refused to provide information to BCFSA for the purposes of an investigation by denying having any knowledge about conversations with his managing broker who on July 31, 2023, directed Mr. Dhaliwal to cease performing real estate activities due to him being unlicensed.

**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 11<sup>th</sup> day of December, 2025 at the City of Vancouver, British Columbia.

Superintendent of Real Estate

"Original Anita Handregan"

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Anita Handregan  
Delegate of the Superintendent of Real Estate  
Province of British Columbia