

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

JASON ALEXANDER LESLIE  
(138623)

AND

JASON LESLIE PERSONAL REAL ESTATE CORPORATION  
(138623PC)

**NOTICE OF DISCIPLINE HEARING**

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

To: Jason Alexander Leslie  
Jason Leslie Personal Real Estate Corporation  
c/o 670386 BC Ltd dba RE/MAX Generation (Victoria)  
202 - 3440 Douglas Street  
Victoria, BC V8Z 3L5  
[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 **May 4-8, 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"), the rules made under the RESA prior to August 1, 2021 (the "Rules"), or the *Real Estate Services Rules* ("RESR").

**AND TAKE NOTICE** that the allegations against you are as follows:

1. You committed conduct unbecoming within the meaning of section 35(2) of the RESA when you purchased an affordable housing unit, Unit 102 – [Property 1], Victoria, BC ("Unit 102") in or around February 13, 2018, when you knew you did not meet the requirements to purchase the unit. This included doing some or all the following:

- a. [Property 1], Victoria, BC (the “[Property 1] Building”) was specifically developed as part of an Affordable Home Ownership Program delivered by BC Housing to increase the availability of affordable home ownership options for middle-income families and individuals in Victoria, BC. Purchasers of any strata unit in the [Property 1] Building had to acknowledge and provide proof that all household members’ total combined, gross, world-wide annual income did not exceed \$150,000 to be a “Qualified Purchaser”, as required by the Affordable Home Ownership Covenant made pursuant to section 219 of the *Land Title Act*, RSBC 1996, c 250 (the “Section 219 Covenant”). To purchase Unit 102, you made misrepresentations of material facts concerning your household income to appear below the \$150,000 allowable limit to be a Qualified Purchaser. You did this by submitting your personal tax records only and omitting all other household income sources as required, which included commissions you received in your personal real estate corporation, which alone exceeded \$150,000.
  - b. It was a condition of purchase of a strata lot in the [Property 1] Building that buyers will make the strata lot their primary residence and physically reside in the strata lot. You contravened the Affordable Home Ownership Program requirements when you did not make the strata lot your primary residence, and instead rented Unit 102 to a third party around June 7, 2021, less than a month after taking ownership of Unit 102, which action was contrary to the Section 219 Covenant terms, which stipulates that strata lots in the [Property 1] Building can only be occupied by qualified persons who are registered and beneficial owners.
  - c. On February 13, 2018, you provided a false statement in a statutory declaration, a required document for the purchase of Unit 102, when you claimed to be a “Qualified Person” as defined in the Section 219 Covenant and the Offer to Purchase and Agreement of Sale for Unit 102, when in fact, you did not meet the necessary qualifications due to exceeding the defined income limit at all material times.
2. You committed professional misconduct within the meaning of section 35(1)(c) [*wrongful taking or deceptive dealing*] while acting as an agent for yourself, for which you received a commission, in the purchase of Unit 102 in the [Property 1] Building when you did some or all of conduct described in paragraphs 1(a), (b) and (c).
  3. You committed professional misconduct within the meaning of section 35(1)(a) of the RESA when you acted as agent for yourself as the buyer of an affordable housing unit, Unit 102, in the [Property 1] Building, when
    - a. you held out that your household income was low enough to make you a Qualified Purchaser for the affordable housing strata lot when knew you were not a Qualified Purchaser, as defined in the Section 219 Covenant, and
    - b. you had no intention to make the affordable housing strata lot your primary residence as required by the Section 219 Covenant,

contrary to section 3-4 of the Rules [*Duty to act honestly and with reasonable care and skill*]  
(RESR, sections 33 and 34).

4. You committed professional misconduct within the meaning of section 35(1)(g) [*make false or misleading statement*] of the RESA in that:
  - a. on June 17, 2024, you provided a false statement to BCFSA during your interview in which you stated that the Director of Sales of the developer of the [Property 1] Building was aware of your intentions to use Unit 102 as a commercial office space, when that was not the case.

**AND FURTHER TAKE NOTICE** that if the Superintendent finds you committed professional misconduct and/or 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 19th day of December, 2025 at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority

"Original signed by Anita Handregan"

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