

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**HARJIT SINGH SANDHU
(158737)**

AND

**HARJ SANDHU PERSONAL REAL ESTATE CORPORATION
(158737PC)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Harjit Singh Sandhu
Harj Sandhu Personal Real Estate Corporation
c/o Satnam Real Estate Services Ltd dba SRS Panorama Realty
200-12992 76th Avenue
Surrey, BC V3W 2V6
[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 2-5, 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 professional misconduct within the meaning of section 35(1) of the RESA in that:
 - a. You made a false or misleading statement in a document that was required or authorized to be produced or submitted under the RESA when, in your licensing application submitted to the Real Estate Council of BC ("RECBC"), predecessor regulator of BCFSA, on September 8, 2018, you failed to disclose that you were charged with [Charge 1], for

an incident that occurred on October 4, 2017 in Surrey, BC, contrary to section [redacted] of the Criminal Code of Canada.

- b. You failed to promptly notify RECBC that you were charged with [Charge 1], contrary to section [redacted] of the Criminal Code of Canada, a charge laid on July 30, 2018, contrary to the Rules, s 2-21(2)(d) (RESR, s 23(2)(d)).
2. You committed professional misconduct within the meaning of section 35(1)(a) of the RESA when you failed to promptly notify your managing broker at Oakwyn Realty Downtown Ltd of the criminal charge of [Charge 1] laid on July 30, 2018, and later conviction of assault causing bodily harm, contrary to section 267(b) of the Criminal Code of Canada, which conviction was issued on February 25, 2022, contrary to the Rules, s 3-2(5)(a) (RESR, s 29(5)(a));
3. On January 20, 2020, you were convicted of the October 4, 2017, assault causing bodily harm of [Individual 1] contrary to section 267(b) of the Criminal Code of Canada, for which on February 25, 2022 you were sentenced to a term of imprisonment to be served in the community by way of a conditional sentence order for a period of 18 months. This conduct constitutes conduct unbecoming a licensee within the meaning of section 35(2) of the RESA.

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 16th day of December, 2025 at the City of Vancouver, British Columbia.

Superintendent of the Real Estate

“Original signed by Anita Handregan”

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