

CITATION: Sandhu (Re), 2026 BCSRE 76

Date: 2026-02-24

File # 22-3871

**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)**

**CONSENT ORDER**

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

RESPONDENTS: Harjit Singh Sandhu, Trading Services Representative, Satnam Real Estate Services dba SRS Panorama Realty, while licensed with Oakwyn Realty Downtown Ltd

Harj Sandhu Personal Real Estate Corporation

DATE OF CONSENT ORDER: February 24, 2026

COUNSEL: Simon Adams, Legal Counsel for BC Financial Services Authority

PROCEEDINGS:

On February 24, 2026, the Superintendent of Real Estate (the "Superintendent"), or the Superintendent's authorized delegate, of BC Financial Services Authority ("BCFSA") accepted the Consent Order Proposal (the "Proposal") submitted by Harjit Singh Sandhu, on their own behalf and on behalf of Harj Sandhu Personal Real Estate Corporation.

**WHEREAS** the Proposal, a copy of which is attached hereto, has been executed by Harjit Singh Sandhu, on their own behalf and on behalf of Harj Sandhu Personal Real Estate Corporation.

**NOW THEREFORE**, having made the findings proposed in the attached Proposal, and in particular having found that Harjit Singh Sandhu and Harj Sandhu Personal Real Estate Corporation committed professional misconduct within the meaning of section 35(1) of the *Real Estate Services Act* (“RESA”) and sections 23(2)(d) and 29(5)(a) of the *Real Estate Services Rules* (the “Rules”), and committed conduct unbecoming a licensee within the meaning of section 35(2) of the RESA, pursuant to section 43 of the RESA the Superintendent orders that:

1. Harjit Singh Sandhu and Harj Sandhu Personal Real Estate Corporation have their licences cancelled immediately; and
2. Harjit Singh Sandhu and Harj Sandhu Personal Real Estate Corporation jointly and severally pay enforcement expenses to BCFSA in the amount of \$3,000 within two (2) months from the date of this Order.

Dated this 24<sup>th</sup> day of February, 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

“Original signed by Jonathan Vandall”

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Jonathan Vandall  
Delegate of the Superintendent of Real Estate  
Province of British Columbia

Attch.

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(158737)**

**AND**

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

**CONSENT ORDER PROPOSAL BY HARJIT SINGH SANDHU  
AND HARJ SANDHU PERSONAL REAL ESTATE CORPORATION**

**BACKGROUND AND FACTS**

This Consent Order Proposal (the "**Proposal**") is made by Harjit Singh Sandhu ("**H Sandhu**") on their own behalf and on behalf of and Harj Sandhu Personal Real Estate Corporation ("**HS PREC**") to the Superintendent of Real Estate (the "**Superintendent**") of BC Financial Services Authority ("**BCFSA**") pursuant to section 41 of the *Real Estate Services Act* ("**RESA**").

For the purposes of the Proposal, H Sandhu on their own behalf and on behalf of HS PREC and the Superintendent have agreed upon the following facts:

1. H Sandhu (158737) has been licensed as a trading services representative since April 27, 2010, with unlicensed periods between October 5, 2011 and September 18, 2012, between July 31, 2013 and January 26, 2014, and between September 19, 2022 and November 24, 2024.
2. H Sandhu became licensed as HS PREC on December 14, 2017.
3. H Sandhu was at all relevant times licensed as a trading services representative with Oakwyn Realty Downtown Ltd ("Oakwyn").
4. On October 4, 2017, H Sandhu attended at a casino in Surrey, BC with two friends. At some point, while heavily intoxicated, H Sandhu assaulted [Individual 1] ("**Individual 1**"), a patron of the casino, leaving him with multiple debilitating injuries.
5. On July 30, 2018, H Sandhu was arrested and criminally charged with aggravated assault, contrary to s 268 of the *Criminal Code of Canada* (the "**Criminal Code**").

6. In his September 8, 2018 application for licence renewal, approximately two months after he was charged and arrested, H Sandhu answered “no” to the question asking if he had ever been convicted or was currently charged with a criminal offence. His licence was renewed.
7. [Individual 1] launched a civil lawsuit against H Sandhu and others on September 30, 2019. The notice of civil claim cited that as a result of the assault on October 4, 2017, [Individual 1] sustained grievous injuries including traumatic brain injury, concussion, post-concussion syndrome, loss of hearing, loss of teeth, post-traumatic stress disorder, depression, among others.
8. The civil action concluded with H Sandhu paying [Individual 1] \$827,500 in or around June 2023, and a consent order dated June 21, 2023, dismissed the claim without costs to any party.
9. On January 20, 2020, H Sandhu pleaded guilty to the lesser offence of assault causing bodily harm, contrary to s 267(b) of the Criminal Code.
10. On September 15, 2020, in his application for licence renewal, H Sandhu disclosed to BCFSA that he had been charged with assault causing bodily harm and was awaiting sentencing, and provided to BCFSA some of the details of the actions that occurred on October 4, 2017, that led to his arrest and charge.
11. BCFSA noted that H Sandhu’s court proceedings started in July 2018, but yet he answered “no” to whether he was charged or convicted of a criminal offence in his September 8, 2018 licence renewal application.
12. On August 31, 2022, H Sandhu disclosed to BCFSA in his licence renewal application that he had been convicted of assault causing bodily harm on February 25, 2022, over six months prior, and given a conditional sentence order with a term of imprisonment to be served in the community by way of a conditional sentence order for a period of 18 months. He provided a copy of his Conditional Sentence Order the next day to BCFSA.
13. H Sandhu did not notify his managing broker at Oakwyn of the incident and subsequent charge and conviction until March 21, 2023.
14. A Notice of Discipline Hearing was issued on December 16, 2025 and served on H Sandhu on their own behalf and on behalf of HS PREC.
15. H Sandhu and HS PREC have no discipline history.

#### **PROPOSED FINDINGS OF MISCONDUCT**

For the sole purposes of the Proposal and based on the Facts outlined herein, H Sandhu and HS PREC propose the following findings of misconduct be made by the Superintendent:

1. H Sandhu and HS PREC committed professional misconduct within the meaning of section 35(1) of the RESA in that:
  - a. they made a false or misleading statement in a document that was required or authorized to be produced or submitted under the RESA when, in their licensing application submitted to the Real Estate Council of BC (“RECBC”), predecessor regulator of BCFSA, on September 8, 2018, they failed to disclose that they were charged with aggravated assault, for an incident that occurred on October 4, 2017 in Surrey, BC, contrary to section 268(2) of the Criminal Code; and

- b. they failed to promptly notify RECBC that they were charged with aggravated assault, contrary to section 268 of the Criminal Code, a charge laid on July 30, 2018, contrary to the Rules, s 2-21(2)(d) (RESR, s 23(2)(d)).
2. They committed professional misconduct within the meaning of section 35(1)(a) of the RESA when they failed to promptly notify their managing broker at Oakwyn Realty Downtown Ltd of the criminal charge of aggravated assault laid on July 30, 2018, and later conviction of assault causing bodily harm, contrary to section 267(b) of the Criminal Code, 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, they were convicted of the October 4, 2017, assault causing bodily harm of [Individual 1] contrary to section 267(b) of the Criminal Code, for which on February 25, 2022 they 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.

### **PROPOSED ORDERS**

Based on the Facts herein and the Proposed Findings of Misconduct, H Sandhu and HS PREC propose that the Notice of Discipline Hearing in this matter be resolved through the following Orders being made by the Superintendent, pursuant to section 43 of the RESA:

1. H Sandhu and HS PREC's licences be cancelled immediately.
2. H Sandhu and HS PREC be jointly and severally liable to pay enforcement expenses to BCFSA in the amount of \$3,000 within two (2) months from the date of this Order.

### **ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT**

1. H Sandhu and HS PREC acknowledge and understand that the Superintendent may accept or reject the Proposal. If the Proposal is rejected by the Superintendent, the matter may be referred to a disciplinary hearing.
2. H Sandhu and HS PREC acknowledge that they have been urged and given the opportunity to seek and obtain independent legal advice with respect to the disciplinary process, the allegations contained in the Notice of Discipline Hearing, and the execution and submission of the Proposal to the Superintendent; and, that they have obtained independent legal advice or have chosen not to do so, and that they are making the Proposal with full knowledge of the contents and the consequences if the Proposal is accepted.
3. H Sandhu and HS PREC acknowledge and are aware that BCFSA will publish the Proposal and the Consent Order or summaries thereof on BCFSA's website, on CanLII, a website for legal research and in such other places and by such other means as BCFSA in its sole discretion deems appropriate.
4. H Sandhu and HS PREC hereby waive their right to appeal pursuant to section 54 of the RESA.
5. If the Proposal is accepted and/or relied upon by the Superintendent, H Sandhu and HS PREC will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict H Sandhu or HS PREC from making full answer and defence to any civil or criminal proceeding(s).

6. The Proposal and its contents are made by H Sandhu and HS PREC for the sole purpose of resolving the Notice of Discipline Hearing in this matter and do not constitute an admission of civil liability. Pursuant to section 41(5) of the RESA, the Proposal and its contents may not be used without the consent of H Sandhu and HS PREC in any civil proceeding with respect to the matter.

"Original signed by Harjit Sandhu"

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**HARJIT SINGH SANDHU on their own behalf and on  
behalf of HARJ SANDHU PERSONAL REAL ESTATE  
CORPORATION**

Dated \_\_\_\_\_ day of 2/23/2026, 2026