

BC FINANCIAL SERVICES AUTHORITY
IN THE MATTER OF THE *MORTGAGE BROKERS ACT*
RSBC 1996, c 313 as amended

AND

IN THE MATTER OF
AMBER INCOME OPPORTUNITY GP CORP.
(MBX608568)

AND

AMBER INCOME OPPORTUNITY FUND LIMITED PARTNERSHIP
(MBX609336)

AND

AMBER FINANCIAL SERVICES CORPORATION
(X300524)

NOTICE OF HEARING

(Pursuant to section 8 of the *Mortgage Brokers Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations which will be considered at a hearing. Allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers or their designate has determined their validity.

To: Amber Income Opportunity GP Corp.
700 – 6388 No. 3 Road
Richmond, BC, V6Y 0L4

To: Amber Income Opportunity Fund
Limited Partnership
700 – 6388 No. 3 Road
Richmond, BC, V6Y 0L4

To: Amber Financial Services Corporation
700 – 6388 No. 3 Road
Richmond, BC, V6Y 0L4

TAKE NOTICE that the Registrar of Mortgage Brokers (the “**Registrar**”) will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* (“**MBA**”) in the virtual Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** where the Registrar will provide each of you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA or the regulations made under the MBA (the “**Regulations**”).

The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this Notice, the hearing date will be determined by the Registrar.

AND TAKE NOTICE that the allegations against Amber Income Opportunity GP Corp. (“**Amber Income GP**”) and Amber Income Opportunity Fund Limited Partnership (“**Amber Income LP**”) are as follows:

1. Amber Income GP and/or Amber Income LP carried on business as a mortgage broker in British Columbia without being registered to do so, as required by section 21(1), and without being exempted from registration pursuant to section 11 of the MBA, in that from approximately March 4, 2024 to August 12, 2025, inclusive, it carried out one or more of the following mortgage broker activities:
 - a. Carrying on a business of lending money secured in whole or in part by mortgages;
 - b. Holding out as, or by an advertisement, notice or sign indicates that Amber Income GP and/or Amber Income LP is, a mortgage broker;
 - c. Carrying on a business of buying and selling mortgages or agreements for sale;
 - d. In any one year, receiving an amount of \$1,000 or more in fees or other consideration, excluding legal fees, for arranging mortgages for other persons;
 - e. During any one year, lending money on the security of 10 or more mortgages; and
 - f. Carrying on a business of collecting money secured by mortgages.

AND TAKE NOTICE that the allegations against Amber Financial Services Corporation (“**Amber Financial**”) are as follows:

2. In its capacity as a mortgage broker, Amber Financial conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1) of the MBA. Amber Financial facilitated the unregistered conduct of Amber Income GP and Amber Income LP by assisting with and/or arranging mortgages in which those entities, or one of them, acted as lenders.

AND TAKE FURTHER NOTICE that in the event the Registrar determines that the conduct of any of you, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA including, but not limited to, the remedies permitted pursuant to section(s) 8(1), 8(1.1)

and 8 (1.4) if unregistered of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

AND TAKE FURTHER NOTICE that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to you.

AND TAKE FURTHER NOTICE that you are entitled, at your own expense, to be represented by legal counsel at the hearing and you and your counsel will have the right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Dated this 4th day of March, 2026 at the City of Victoria, British Columbia.

Registrar of Mortgage Brokers

“Original signed by Jonathan Vandall”

Per: Jonathan Vandall
Acting Registrar of Mortgage Brokers
Province of British Columbia