

CITATION: Kershman (Re), 2026 BCSRE 83

Date: 2026-03-05

File # 25-6089

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**ZEV ADAM KERSHMAN
(605551)**

AND

**11014757 CANADA INC DBA DIGI BROKERAGE
(X605411)**

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENTS: Zev Kershman, Managing Broker, 11014757 Canada Inc dba Digi Brokerage

11014757 Canada Inc dba Digi Brokerage

DATE OF CONSENT ORDER: March 5, 2026

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

PROCEEDINGS:

On March 5, 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 Zev Kershman on his own behalf and on behalf of 11014757 Canada Inc dba Digi Brokerage.

WHEREAS the Proposal, a copy of which is attached hereto, has been executed by Zev Kershman and 11014757 Canada Inc dba Digi Brokerage.

NOW THEREFORE, having made the findings proposed in the attached Proposal, and found that Zev Kershman and 11014757 Canada Inc dba Digi Brokerage committed professional misconduct within the meaning of section 35(1)(a) of the *Real Estate Services Act* (“RESA”) and sections 75, 28(1)(a), and 28(1)(b) of the *Real Estate Services Rules* (the “Rules”), pursuant to section 43 of the RESA the Superintendent orders that:

1. Zev Kershman and 11014757 Canada Inc dba Digi Brokerage jointly and severally pay a discipline penalty to BCFSA in the amount of \$20,000 within three (3) months from the date of this Order; and
2. Zev Kershman and 11014757 Canada Inc dba Digi Brokerage jointly and severally pay enforcement expenses to BCFSA in the amount \$3,000 within two (2) months from the date of this Order.

If Zev Kershman and/or 11014757 Canada Inc dba Digi Brokerage fails to comply with any term of this Order, the Superintendent may suspend or cancel their licences without further notice to them, pursuant to sections 43(3) and 43(4) of the RESA.

Dated this 5th day of March, 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

“Original signed by Jonathan Vandall”

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

Attch.

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(605551)**

AND

**11014757 CANADA INC DBA DIGI BROKERAGE
(X605411)**

**CONSENT ORDER PROPOSAL BY ZEV ADAM KERSHMAN
AND 11014757 CANADA INC DBA DIGI BROKERAGE**

BACKGROUND AND FACTS

This Consent Order Proposal (the "Proposal") is made by Zev Kershman (the "Managing Broker") and 11014757 Canada Inc dba Digi Brokerage (the "Brokerage") 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, the Managing Broker, the Brokerage and the Superintendent have agreed upon the following facts:

1. Zev Kershman (605551) has been licensed in the trading and rental property management services categories with the Brokerage since January 25, 2024.
2. Zev Kershman was also at all relevant times licensed as the managing broker with the Brokerage.
3. The Brokerage (X605411) came into inception on January 25, 2024, licensed in trading and strata property management categories.
4. The Brokerage's fiscal year end was December 31, 2024.
5. Under section 75 of the *Real Estate Services Rules* (the "Rules"), the Brokerage must file its required: (1) financial statements; (2) accountant's report; and (3) brokerage activity report (collectively, the "Accountant's Report Filing") within 120 days after the end of each fiscal year, or by April 30, 2025.
6. The Brokerage did not submit a complete Accountant's Report Filing by April 30, 2025.
7. BCFSA's Audit Department sent a reminder to the Brokerage and provided a new deadline of May 31, 2025 to provide a complete Accountant's Report Filing.

8. A Notice of Discipline Hearing was issued on November 25, 2025, and served on the Managing Broker and the Brokerage.
9. On December 22, 2025, the Brokerage submitted the outstanding Review Engagement Financial Statements to BCFSA.
10. During the fiscal year ending December 31, 2024, the Brokerage did not hold public trust funds.
11. Neither the Brokerage nor the Managing Broker has a discipline history.

PROPOSED FINDINGS OF MISCONDUCT

For the sole purposes of the Proposal and based on the Facts outlined herein, Zev Kershman and the Brokerage propose the following findings of misconduct be made by the Superintendent:

1. 11014757 Canada Inc dba Digi Brokerage committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching section 75 of the Rules when it failed to file its financial statements for the year ending December 31, 2024, on or before April 30, 2025; and
2. Zev Kershman, while the managing broker of the Brokerage, committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching section 6(2)(b) of the RESA, and section 28(1)(a) and (b) of the Rules, when he failed to fulfill his responsibilities as a managing broker when he failed to ensure that 11014757 Canada Inc dba Digi Brokerage complied with section 75 of the Rules and filed its financial statements for the fiscal year ending December 31, 2024, on or before April 30, 2025.

PROPOSED ORDERS

Based on the facts herein and the Proposed Findings of Misconduct, Zev Kershman and the Brokerage 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. Zev Kershman and 11014757 Canada Inc dba Digi Brokerage be jointly and severally liable to pay a discipline penalty to BCFSA in the amount of \$20,000 within three (3) months of the date of this Order.
2. Zev Kershman and 11014757 Canada Inc dba Digi Brokerage be jointly and severally liable to pay enforcement expenses to BCFSA in the amount of \$3,000 within two (2) months of the date of this Order.
3. If either Zev Kershman or 11014757 Canada Inc dba Digi Brokerage fails to comply with any of the terms of the Order set out above, the Superintendent may suspend or cancel their licence without further notice to them.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. The Managing Broker and the Brokerage 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. The Managing Broker and the Brokerage 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 has 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. The Managing Broker and the Brokerage 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. The Managing Broker and the Brokerage 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, the Managing Broker and the Brokerage will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict The Managing Broker and the Brokerage from making full answer and defence to any civil or criminal proceeding(s).
 6. The Proposal and its contents are made by the Managing Broker and the Brokerage 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 the Managing Broker and the Brokerage in any civil proceeding with respect to the matter.

"Original signed by Zev Kershman"

**ZEV KERSHMAN on his own behalf and as
Authorized Signatory for 11014757 Canada Inc
dba Digi Brokerage**

Dated 5th day of March, 2026