

Citation: Jhand (Re), 2025 BCSRE 88

Date: 2025-06-09

File # 23-4698

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**MY HOA JHAND  
(155029)**

**NOTICE OF ADMINISTRATIVE PENALTY**

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

The Superintendent of Real Estate (“Superintendent”) of the BC Financial Services Authority (“BCFSA”) issues this Notice of Administrative Penalty (“Notice”) pursuant to sections 57(1) and (3) of the *Real Estate Services Act*, SBC 2004, c 42 (“RESA”).

**TAKE NOTICE** that the Superintendent is satisfied that you have contravened one or more provisions designated as subject to administrative penalties under section 56(1)(a) of RESA and section 26 of the *Real Estate Services Rules* (“Rules”), collectively, the “Designated Provisions”.

**TAKE NOTICE** the Superintendent is imposing the following administrative penalties based on your having contravened the Designated Provisions:

1. Rule: 30(e); First contravention: Yes; Penalty: \$5,000 and the course specified below;

**Details:** You failed to maintain the confidentiality of information respecting your seller client when you provided details to a licensee from another brokerage, to relay to a buyer, which is in contravention of section 30(e) of the Rules.

2. Rule: 34; First contravention: Yes; Penalty: \$5,000 and the course specified below;

**Details:** You failed to act with reasonable care and skill when you permitted a licensee from another brokerage to make representations of your client’s property, including whether your client had paid GST, directly to a buyer instead of referring the buyer to their licensee, to the buyer’s brokerage, or to seek other professional advice. This is in contravention of section 34 of the Rules.

(Collectively the “Contraventions”).

**Total administrative penalties:**

- \$10,000.00, and

- at your own expense, you are required to register for and **successfully complete the Legal Update 2025 course delivered by BCFSA by May 5, 2026**. Completion of this course will not contribute to satisfying BCFSA's requirements for licence renewal.

**TAKE FURTHER NOTICE** you may respond to this Notice by requesting an opportunity to be heard as follows (a "Reconsideration Request"):

- a. *Time limit:* You must deliver any Reconsideration Request so that BCFSA receives it within thirty (30) calendar days of the date you received this Notice (the "Response Deadline").
- b. *Format:* A Reconsideration Request Form must be completed.
- c. *Content:* A Reconsideration Request should explain how you exercised due diligence to prevent contravention of the Designated Provisions. You may also provide any other information you believe the Superintendent should consider.
- d. *Delivery:* A [Reconsideration Request](#) may be delivered by email to [apreconsiderations@bcfsa.ca](mailto:apreconsiderations@bcfsa.ca) and/or delivered to BCFSA's offices at 600 – 750 West Pender Street, Vancouver, BC V6C 2T8, Attention: Legal Services – Reconsiderations.

The date you received this Notice is the earliest date on which:

- the Superintendent personally served you with the Notice (s 57(3)(a) or (b) of the RESA);
- the Superintendent provided "substituted service" by a method provided for in a court order (s 125 of the RESA); or
- the Superintendent provided this Notice to Canada Post for delivery to your mailing address (ss. 18 and 19 of the Rules). This will normally also be the day it was emailed to you.

If BCFSA receives your Reconsideration Request by the Response Deadline, the Superintendent will consider your Reconsideration Request and may cancel or confirm each of the administrative penalties. If BCFSA confirms an administrative penalty, payment is due immediately.

**TAKE FURTHER NOTICE** if you fail to deliver a Reconsideration Request by the Response Deadline, you are deemed to acknowledge your having contravened the specified Designated Provisions (s 57(2)(d) of the RESA).

**TAKE FURTHER NOTICE** that unless you deliver a Reconsideration Request by the Response Deadline, you must pay the administrative penalties within thirty (30) calendar days of the date you received this Notice. The Reconsideration Request may be by email or otherwise in writing and should attach or include information respecting the due diligence exercised to avoid the contravention, any extenuating circumstances that prevented compliance, and any other information that you wish BCFSA to consider.

Dated this this 9th day of May 2025 at the City of Vancouver in the Province of British Columbia

Superintendent of the BC Financial Services Authority

"Original signed by Raheel Humayun"

Per: Raheel Humayun, Delegate of the  
Superintendent of Real Estate, Province of  
British Columbia