

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**SEPIDEH KOPAHI also known as SEPY KOPAHI  
(176058)**

**AND**

**SEPY KOPAHI PERSONAL REAL ESTATE CORPORATION  
(176058PC)**

**NOTICE OF DISCIPLINE HEARING**

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

To: Sepideh Kopahi also known as Sepy Kopahi  
Sepy Kopahi Personal Real Estate Corporation  
c/o City Realty Ltd dba RE/MAX City Realty  
101 - 2806 Kingsway  
Vancouver, BC V5R 5T5  
[email redacted]

**TAKE NOTICE** that the Superintendent of Real Estate (the "Superintendent") of BC Financial Services Authority ("BCFSA") will hold a discipline hearing under Part 4 of the *Real Estate Services Act* ("RESA") on **January 18-22, 2027 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"), or the *Real Estate Services Rules* (the "Rules").

**AND TAKE NOTICE** that the allegations against you are as follows:

Sepideh Kopahi and Sepy Kopahi Personal Real Estate Corporation committed professional misconduct within the meaning of sections 35(1)(a) and (d) of RESA between on or about June 1, 2021 to September 8, 2021, in that while licensed as a real estate trading representative, she:

- a. failed to act with reasonable care and skill and within the best interests of her clients when she prepared two addenda, one of which facilitated the assignment of the Contract for Purchase and Sale for the property located at [Property 1] in New Westminster, British Columbia (the "Property") to the [Company 1] without obtaining signatures from all of the buyers and confirming that all of the buyers were in agreement with the changes made in the addenda, contrary to sections 34 and 30(a) of the Rules;
- b. failed to act with reasonable care and skill when she failed to verify the sources of each of the three separate bank drafts provided to her as deposits for the Property, as required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*, SC 2000, c-17 and the regulations enacted thereunder at the relevant time, contrary to section 34 of the Rules;
- c. failed to act with reasonable care and skill when she failed to notify her brokerage of the source of the funds received in the three separate bank drafts provided as deposits for the Property, contrary to section 34 of the Rules; and
- d. failed to act with reasonable care and skill when she failed to submit a Receipt of Funds Record to her brokerage for two of the drafts received as deposits for the Property, contrary to section 34 of the Rules.

**AND FURTHER TAKE NOTICE** that if the Superintendent finds you committed professional misconduct, 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 11<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