

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**YASHWANT KUMAR CHAWLA
(147649)**

AND

**YASH CHAWLA PERSONAL REAL ESTATE CORPORATION
(147649PC)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Yashwant Kumar Chawla
c/o MYU Realty Group Ltd.
(doing business as RE/MAX Real Estate Services)
3548 41st Avenue W.
Vancouver, BC | V6N 3E6

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 **March 15 to 18, 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:

1. You committed professional misconduct within the meaning of section 35(1) of RESA in your capacity as a trading services representative from approximately December 2021 to September 2022 in relation to the purchase and sale of a property at [Property 1] in Surrey, BC (the “**Property**”) when you:
 - a. Remained in an undischarged designated agency relationship with a prospective buyer (“**Buyer 1**”) of the Property while seeking other purchasers for the Property and subsequently representing the seller of the Property (the “**Seller**”), thereby placing yourself in a conflict of interest, contrary to ss. 30(a), 30(i), 30(j), 33, and 34 of the Rules;

- b. Provided trading services to or on behalf of the Seller before disclosing whether you would represent the Seller as a client, contrary to s. 54(1) of the Rules;
- c. Entered into an implied agency relationship with a prospective buyer of the Property ("**Buyer 2**") while representing the Seller in respect of the Property, thereby placing yourself in a conflict of interest, contrary to ss. 65, 30(a), 30(i), 30(j), 33, and 34 of the Rules;
- d. Failed to document changes to the commission arrangement contained in the listing agreement for the Property, contrary to ss. 43, 52(3), 30(f), 34, and 57 of the Rules;
- e. Relied on verbal instructions respecting material transaction terms without ensuring that those instructions were documented and acknowledged by the relevant parties, contrary to s. 35(d) of RESA and s. 30(a) of the Rules;
- f. Made representations to the Seller about Buyer 2's financial capacity and ability to complete the purchase of the Property that were false, misleading, or made without adequate basis, contrary to ss. 33 and 34 of the Rules; and
- g. Made a false or misleading statement when you submitted brokerage documents that identified Buyer 2 as the buyer of the Property when you knew, or reasonably ought to have known, that it was not the actual intended buyer, contrary to s. 35(g) of RESA.

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 14th day of July 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Chris Biscoe"

Chris Biscoe
Delegate of the Superintendent of Real Estate
Province of British Columbia