CITATION: Leslie (Re), 2026 BCSRE 207
Date: 2026-08-14
File # 23-5091

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

JASON ALEXANDER LESLIE
(138623)

AND

JASON LESLIE PERSONAL REAL ESTATE CORPORATION
(138623PC)

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENTS:	Jason Alexander Leslie, Trading Services Representative, 670386 BC Ltd dba RE/MAX Generation (Victoria), while licensed with Camosun Properties Ltd dba RE/MAX Camosun (Victoria Goldstream Avenue) Jason Leslie Personal Real Estate Corporation
DATE OF CONSENT ORDER:	August 14, 2026
COUNSEL:	Simon Adams, Legal Counsel for BC Financial Services Authority Preston Parsons and Michael McDonald, Legal Counsel for the Respondents

PROCEEDINGS:

On August 14, 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 Jason Alexander Leslie, on his own behalf and on behalf of Jason Leslie Personal Real Estate Corporation.

WHEREAS the Proposal, a copy of which is attached hereto, has been executed by Jason Alexander Leslie, on his own behalf and on behalf of Jason Leslie Personal Real Estate Corporation.

NOW THEREFORE, having made the findings proposed in the attached Proposal, and in particular having found that Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation committed professional misconduct within the meaning of sections 35(1)(a) and (c) of the *Real Estate Services Act* ("RESA") and sections 33 and 34 of the *Real Estate Services Rules* (the "Rules"), and committed conduct unbecoming a licensee within the meaning of section 35(2) of the RESA, pursuant to section 43 of the RESA the Superintendent orders that:

1. Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation have their licences suspended for six (6) months;

2. Jason Alexander Leslie will not act as an unlicensed assistant during the time of his licence suspension;

3. Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation jointly and severally pay a discipline penalty to BCFSA in the amount of $200,000 within three (3) months from the date of this Order;

4. Jason Alexander Leslie, at his own expense, register for and successfully complete the Real Estate Trading Services Remedial Education Course, as provided by the Sauder School of Business at the University of British Columbia in the time period as directed by BCFSA;

5. Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation's licences include a condition requiring enhanced supervision by a managing broker for a period of not less than twelve (12) months following the end of their licence suspension period, as more particularly described in Schedule 1 to this Order; and

6. Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation jointly and severally pay enforcement expenses to BCFSA in the amount of $5,000 within two (2) months from the date of this Order.

If Jason Alexander Leslie and/or Jason Leslie Personal Real Estate Corporation 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 14th day of August, 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.

File # 23-5091

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

JASON ALEXANDER LESLIE
(138623)

AND

JASON LESLIE PERSONAL REAL ESTATE CORPORATION
(138623PC)

CONSENT ORDER PROPOSAL BY JASON ALEXANDER LESLIE AND JASON LESLIE PERSONAL REAL ESTATE CORPORATION

BACKGROUND AND FACTS

This Consent Order Proposal (the “Proposal”) is made by Jason Alexander Leslie (“J Leslie”) on his own behalf and on behalf of and Jason Leslie Personal Real Estate Corporation (“JL PREC”) 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, J Leslie on his own behalf and on behalf of JL PREC and the Superintendent have agreed upon the following facts:

The Licensees

1. J Leslie was first licensed to provide trading services in British Columbia on December 19, 2003, and has been continually licensed since.
2. On November 16, 2009, JL PREC was incorporated and then registered on November 25, 2009. Since registration J Leslie has provided real estate services through JL PREC.
3. J Leslie was a representative licensed to provide trading services at Camosun Properties Ltd / RE/MAX Camosun (the “Brokerage”) at the time of the subject transaction.

The Development

4. The government of British Columbia provided a $52.9 million low-interest loan to [Developer 1] as part of a pilot project for a partnership between the private and public sector to boost the supply of affordable home ownership options for middle-income families and individuals in Victoria, BC.

5. [Developer 1] then built a two-phase development, with the first phase being Yates on Yates, constructed at [Property 1], Victoria, BC and the second phase being Vivid constructed at [Property 2], Victoria, BC (the "Vivid Building").

6. The Vivid Building was specifically built as residential housing units to be part of an Affordable Home Ownership Program (the "Program") delivered by BC Housing with the residential units selling at an average of 12 percent below the current market rates.

7. The Consolidated Disclosure Statement, dated November 9, 2017, (the "CDS") for the development Yates on Yates and Vivid at the Yates disclosed that there was to be a two-phase development (the "Development") with the Phase 1 portion of the Development being "Yates on Yates" and the Phase 2 portion of the Development as "Vivid onYates." The following was stated within the CDS:

   > *"It is intended that Phase 2 of the Development will include 135 Strata Lots (the "Phase 2 Strata Lots') located within one 18-storey concrete high-rise buildings and [redacted]. It is currently anticipated that all 135 of the Phase 2 Strata Lots will be for residential purposes, and none will be for commercial use.*"
   > *"It is anticipated that the Phase 2 Strata Lots will be developed in cooperation with the BC Housing Management Commission ("BC Housing") and the Provincial Rental Housing Cooperation (the "PRHC"). Accordingly, the Phase 2 Strata Lots will be sold exclusively to qualified purchaser pursuant to the terms of the Affordable Home Ownership Covenant (as defined in subsection 4.4(a))."*

8. Purchasers in the Vivid Building were required to acknowledge that their Strata Lot was subject to the Affordable Home Ownership Covenant granted in favour of BC Housing pursuant to section 219 of the BC *Land Title Act* (the "Section 219 Covenant") and agree to be bound by the terms of Covenant.

9. The Section 219 Covenant defines a "Qualified Household" as the following:

   > *"A person or group of persons (whether or not related) comprised of Qualified Persons, living together in a single Strata Lot, of which all household members:"*
   >
   > *(a) "Have a permissible combined, gross, world-wide, annual income of not more than $150,000.00 ("the Income Limit"). The Income Limit for the Qualified Household shall be determined at the time the applicable Qualified Purchaser enters in the contract (the "Purchase Contract") of purchase and sale (as purchaser) to purchase a Strata Lot based upon the aggregate of the gross, world-wide, annual income of each Qualified Household member as disclosed by the most current T4 – Statement of Remuneration Pair of T1 – General – Income Tax and Benefit Returns or Notice of Assessment, as applicable.*
   > [the "Income Limit"]
   >
   > *(b) Will make the strata lot their primary residence and physically reside in the Strata Lot; and*
   >
   > *(c) Will only be involved and only entitled to be involved in the purchase and ownership of one strata lot."*

10. The Section 219 Covenant also identifies the following requirements for ownership in the Program, during the first two (2) years from the date that a Strata Lot is first conveyed by the initial developer to the first owner:

    a. *"The Strata lot will only be used for the provision of affordable housing to Qualified Persons*

    b. *The Transferor will not permit the sale or other transfer or disposition of an interest in the Strata Lot to any person other than to a Qualified Person*

    c. *At no time will the strata lot be leased or licensed out to third party and may be occupied by Qualified Persons who are the registered and beneficial owners of the Strata Lot or member of a Qualified Household in which one of the members of the Qualified Household is the registered and beneficial owner of the Strata Lot; and*

    d. *Prior to accepting an offer to sell any Strata Lot, the Transferor will obtain from the potential purchaser and forthwith deliver to the Transferee a completed statutory declaration."*

11. On February 13, 2018, J Leslie purchased a strata lot within the Vivid Building being unit #102 – [Property 2], Victoria, BC ("Unit 102").

12. Unit 102 was within the Phase 2 portion of the Development and though the CDS identified Unit 102 as a residential Strata Lot, Unit 102 was municipally zoned as mixed-used residential and commercial. Unit 102 was a 505 sq ft, one-bedroom, one-bathroom "City Home" in the Vivid Building, featuring its own private exterior entrance.

The Complaint

13. On March 5, 2024, two complaints were received by BCFSA, one from a strata council member of the Vivid Building and one from a member of the public, alleging that J Leslie had purchased a unit in the Vivid Building, Unit 102, and that failed to comply with the terms of the Affordable Home Ownership Covenant , including that J Leslie had been renting Unit 102 to a tenant after purchase.

The Investigation

14. After receiving the complaint, BCFSA investigators conducted an LTSA search for Unit 102 and determined that:

    a. on May 14, 2021, the title application was entered into for J Leslie as the registered owner of Unit 102; and;

    b. on August 28, 2022, that title was cancelled and the Provincial Rental Housing Corporation obtained title for Unit 102.

15. BCFSA investigators then obtained the full initial purchase package for Unit 102. A review of the documentation identified the following:

    a. J Leslie signed the "Offer to Purchase and Agreement of Sale" (the "Purchase Agreement") on February 13, 2018.

b. J Leslie signed the "Receipt for Consolidated Disclosure Statement and Second Amendment to Disclosure Statement" form on February 13, 2018.

c. J Leslie signed the "Disclosure of Interest in Trade" form on February 13, 2018, in which he acknowledges the real estate is to be held for personal, rental, or other use.

d. J Leslie signed the "Receipt of Statutory Declaration" form on February 14, 2018, in which the Vendor ([Developer 1]) acknowledges receipt of the Statutory Declaration regarding the Section 219 Affordable Home Ownership Covenant pursuant to section 6.4 of the Purchase Agreement.

e. The Statutory Declaration J Leslie signed on February 13, 2018, was witnessed by a notary public in Victoria, BC. The Statutory Declaration stated the following:

   i. J Leslie read the Section 219 Covenant and confirms he is a "Qualified Person" as defined under the Section 219 Covenant.

   ii. The section of identifying the "Sole occupants" of the unit is left blank.

   iii. J Leslie agreed to be bound by the terms of the Section 219 Covenant.

f. J Leslie signed the "Receipt of Disclosure Statement and Affordable Housing Program Documents" form on February 13, 2018, in which he acknowledges receipt of:

   i. The Disclosure Statement, dated June 7, 2017, first amended November 9, 2017, as the Consolidated Disclosure Statement;

   ii. The Purchase Agreement;

   iii. The Affordable Housing Covenant; and

   iv. Statutory Declaration made in respect of the Affordable Housing Program.

g. J Leslie signed the "Qualified Purchase Acknowledgment" form on February 13, 2018. The form was also signed by a [Developer 1] Administrator. In it, J Leslie confirms receipt of the following:

   i. The Disclosure Statement dated June 7, 2017, as amended by the Consolidated Disclosure Statement, dated November 9, 2017;

   ii. The Purchase Agreement;

   iii. The Affordable Housing Covenant; and

   iv. Statutory Declaration made in respect of the Affordable Housing Program.

16. In response to a BCFSA investigator's request for a submission from J Leslie regarding his purchase of Unit 102, J Leslie submitted a written statement to BCFSA, where he acknowledged that:

   a. he at no time intended to reside in Unit 102 as his primary residence as required by the Section 219 Covenant;

   b. and admitted to renting out Unit 102 in breach of the Section 219 Covenant.

17. BCFSA investigators interviewed J Leslie, during which J Leslie stated the following:

a. that he attended the Affordable Home Ownership Program Education Session required before purchasing a unit in the Vivid Building;

b. that he had a comprehensive understanding of terms and conditions that constituted a qualified person as defined in the Section 219 Covenant;

c. that he acted as a buyer's agent for other buyer clients in the Vivid Building;

d. that he explained the purchase process to his buyer clients including the terms of the Section 219 Covenant to be placed on title;

e. that he read through the developer disclosure package prior to purchasing Unit 102;

f. that he never occupied Unit 102; and

g. he rented out Unit 102 shortly after closing.

18. After his interview, J Leslie followed up via email to BCFSA investigators and confirmed that he acted as agent in the sale of five units as well as his own, for a total of six units in the Development, with three of the units being affordable housing units in the Vivid Building.

19. J Leslie represented himself as a buyer's agent in the purchase of Unit 102 and earned a purchaser's agent commission in the amount of 3% on the 1st $100,000 and 1.5% on the balance of the adjusted net purchase price.

20. On May 7, 2021, J Leslie took possession of Unit 102.

21. On June 7, 2021, a Form K for Unit 102 was signed by J Leslie as landlord, and [Tenant 1] ("[Tenant 1]"), as tenant.

22. On June 10, 2021, a Residential Tenancy Agreement for Unit 102 was entered into between [Tenant 1], tenant, and J Leslie, as landlord with tenancy commencing on that date.

23. On March 14, 2022, J Leslie was contacted by counsel for BC Housing and advised that BC Housing had conducted an audit into his eligibility to purchase the Unit and was advised that he was not eligible to purchase Unit 102; accordingly, it demanded return of Unit 102.

24. J Leslie agreed to return Unit 102 to BC Housing, the transaction of which was completed on September 23, 2022. As part of the transaction, J Leslie returned the net real estate commission he earned on the original purchase of Unit 102 to BC Housing, paid the net rental income earned on the Unit, paid the property transfer tax that BC Housing owed for purchase of the Unit, and paid the legal fees incurred by BC Housing in connection with J Leslie's purchase of the Unit.

25. On December 19, 2025, a Notice of Discipline Hearing was issued, and served on J Leslie on his own behalf and on behalf of JL PREC.

26. J Leslie and JL PREC were the subject of discipline file # 15-390, which by consent order issued on December 9, 2019, found that they committed professional misconduct within the meaning of section 35(1)(a) of the RESA when while acting as a limited dual agent for the buyer and sellers of a property, they failed to avoid a conflict of interest, disclose all material facts, and allowed an inspection to take place without all of the sellers' consent. They were ordered to pay a discipline penalty of $7,500, costs of $1,500, and complete the Real Estate Trading Services Remedial Education course and REIC2600 Ethics in Business Practice course.

PROPOSED FINDINGS OF MISCONDUCT

For the sole purposes of the Proposal and based on the Facts outlined herein, J Leslie and JL PREC propose the following findings of misconduct be made by the Superintendent:

1. J Leslie and JL PREC committed conduct unbecoming within the meaning of section 35(2) of the RESA when J Leslie purchased an affordable housing unit, Unit 102 – [Property 2], Victoria, BC ("Unit 102") in or around February 13, 2018, when he knew he did not meet the requirements to purchase the unit. This included doing some or all the following:
    b. It was a condition of purchase of a strata lot in the Vivid Building that buyers will make the strata lot their primary residence and physically reside in the strata lot. J Leslie contravened the Affordable Home Ownership Program requirements when he did not make the strata lot his primary residence, and instead rented Unit 102 to a third party around June 7, 2021, less than a month after taking ownership of Unit 102, which action was contrary to the Section 219 Covenant terms, which stipulates that strata lots in the Vivid Building can only be occupied by qualified persons who are registered and beneficial owners.

    c. On February 13, 2018, J Leslie provided a false statement in a statutory declaration, a required document for the purchase of Unit 102, when he claimed to be a "Qualified Person" as defined in the Section 219 Covenant and the Offer to Purchase and Agreement of Sale for Unit 102, when in fact, he did not meet the necessary qualifications.

2. J Leslie and JL PREC committed professional misconduct within the meaning of section 35(1)(c) [*wrongful taking or deceptive dealing*] while acting as an agent for himself, for which he received a commission, in the purchase of Unit 102 in the Vivid Building when he did some or all of conduct described in paragraphs 1 (b) and (c).

3. J Leslie and JL PREC committed professional misconduct within the meaning of section 35(1)(a) of the RESA when he acted as agent for himself as the buyer of an affordable housing unit, Unit 102, in the Vivid Building, when

    b. he had no intention to make the affordable housing strata lot his primary residence as required by the Section 219 Covenant,

    contrary to section 3-4 of the Rules [*Duty to act honestly and with reasonable care and skill*] (RESR, sections 33 and 34).

PROPOSED ORDERS

Based on the Facts herein and the Proposed Findings of Misconduct, J Leslie and JL PREC 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. Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation's licences be suspended for six (6) months.

2. Jason Alexander Leslie be prohibited from acting as an unlicensed assistant during his licence suspension period.

3. Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation be jointly and severally liable to pay a discipline penalty to BCFSA in the amount of $200,000 within three (3) months from the date of this Order.
4. Jason Alexander Leslie, at his own expense, register for and successfully complete the Real Estate Trading Services Remedial Education Course as provided by the Sauder School of Business at the University of British Columbia in the time period as directed by BCFSA.
5. Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation's licences include a condition requiring enhanced supervision by a managing broker for a period of not less than twelve (12) months following the end of their licence suspension period, as more particularly described in Schedule 1 to this Order.
6. Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation be jointly and severally liable to pay enforcement expenses to BCFSA in the amount of $5,000 within two (2) months from the date of this Order.
7. If Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation fail to comply with any of the terms of this Order, the Superintendent may suspend or cancel their licences without further notice to them.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. J Leslie and JL PREC 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. J Leslie and JL PREC 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 have 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. J Leslie and JL PREC 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. J Leslie and JL PREC 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, J Leslie and JL PREC will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict J Leslie and JL PREC from making full answer and defence to any civil or criminal proceeding(s).

6. The Proposal and its contents are made by J Leslie and JL PREC 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 J Leslie and JL PREC in any civil proceeding with respect to the matter.

"Original signed by Jason Leslie"

JASON ALEXANDER LESLIE on his own behalf and on behalf of JASON LESLIE PERSONAL REAL ESTATE CORPORATION

Dated __14____ day of August, 2026

Schedule 1

Enhanced Supervision Conditions

1) Jason Alexander Leslie and Jason Leslie Personal Real Estate Corporation's (collectively, the "Licensee") licences will be restricted to a brokerage (the "Brokerage") acceptable to the Superintendent of Real Estate (the "Superintendent") of BC Financial Services Authority ("BCFSA"), which at the date of these conditions is ___________________________________ for a period of not less than twelve (12) months (the "Enhanced Supervision Period").

2) During the Enhanced Supervision Period, the Licensee must remain under the direct supervision of ________________________________, a managing broker of the Brokerage who is acceptable to the Superintendent, and who has confirmed in writing to the Superintendent that they have read these conditions, are aware of their duties under these conditions, and agree to accept these duties (the "Managing Broker").

3) These conditions are in addition to the Licensee's and the Managing Broker's obligations under the *Real Estate Services Act* ("RESA"), and the Regulations and Rules made under the RESA (together, the "Legislation"). The Superintendent and the Licensee have agreed upon these additional conditions of supervision. The Managing Broker may impose their own additional conditions to ensure that the Licensee meets their obligations under the Legislation.

4) The Licensee must keep the Managing Broker informed weekly, or more frequently as required, of the real estate services that they are providing and other real estate-related activities that they are engaging in by providing written status reports (the "Status Reports") to the Managing Broker that include, for each matter, as applicable:

   a. the names of the principals and their agents;

   b. the locations of the properties;

   c. a description of services provided;

   d. the status of the matter;

   e. scheduled dates (e.g. closing dates and dates for waiver or satisfaction of conditions precedent);

   f. funds paid and received; and

   g. any other information relevant to the matter.

5) To ensure the Licensee meets the Licensee's obligations under these conditions and the Legislation, the Managing Broker must meet with the Licensee on a weekly basis during the Enhanced Supervision Period to discuss the following:

   a. the most recent Status Report;

   b. any practice issues identified by the Managing Broker or the Licensee;

c. the appropriate course of action for addressing any identified practice issues and/or whether appropriate steps have been taken to address previously identified practice issues; and

d. confirm the Licensee's attendance at or completion of any educational or training opportunities recommended by the Managing Broker.

6) The Licensee must consult with the Managing Broker in advance of taking any action on matters in respect of which there are questions or concerns regarding compliance with the Legislation, other applicable legislation, or the Brokerage's policies and procedures.

7) In addition to providing the Brokerage with all records required under the Legislation, the Licensee must provide the Brokerage with all records created in connection with the provision of real estate services regardless of whether such records are associated with a specific transaction, including records of listing presentations, appraisals, competitive market analyses, correspondence, and referrals.

8) The Licensee must obtain the Managing Broker's approval before presenting documents prepared by the Licensee to principals or their agents for execution.

9) The Licensee must provide to the Managing Broker all documents signed by the Licensee's principals and Managing Broker must review all such documents.

10) The Managing Broker will provide a written report to BCFSA each quarter with the first delivered on the date three months from the commencement of these conditions (each, an "Interim Report") confirming in relation to that period (the "Reporting Period"):

a. that the Licensee has provided real estate services under their direct supervision;

b. that the Licensee's activities have been carried out competently and in compliance with these conditions, the Legislation, all other applicable legislation (to the best of the Managing Broker's knowledge having made reasonable inquiries), and in accordance with Brokerage's policies and procedures, or alternatively, providing details of non-compliance;

c. that they have reviewed all transactions in which the Licensee has provided real estate services, and that all documents relevant to the transactions are contained in the appropriate deal file and kept at the Brokerage;

d. that the Licensee has not conducted real estate services outside of the Brokerage and that any remuneration he has received for real estate services provided has been received only from the Brokerage;

e. they have met with the Licensee on a weekly basis to discuss the matters specified under these conditions; and

f. the number of real estate transactions that the Licensee has conducted and details regarding the principal(s), the agency offered, and any dealings with unrepresented parties.

11) Each Interim Report will be reviewed by BCFSA, who will determine if the Licensee has been providing real estate services in accordance with the Legislation and these conditions during the Reporting Period and if not, will so advise the Managing Broker and the Licensee.

12) Within 30 days before the end of the initial Enhanced Supervision Period or any continuation period, or within 14 days after the Managing Broker ceases to be the Managing Broker, whichever is earlier, the Managing Broker must provide a final report (the “Report”) to BCFSA confirming in relation to the Enhanced Supervision Period or applicable continuation period, or during the period in which Managing Broker acted as Managing Broker under these conditions, as applicable:

a. that the Licensee has provided real estate services under their direct supervision;

b. that the Licensee’s activities have been carried out competently and in compliance with these conditions, the Legislation, all other applicable legislation (to the best of the Managing Broker’s knowledge having made reasonable inquiries), and in accordance with Brokerage’s policies and procedures, or alternatively, providing details of non-compliance;

c. that they have reviewed all transactions in which the Licensee has provided real estate services, and that all documents relevant to the transactions are contained in the appropriate deal file and kept at the Brokerage;

d. that the Licensee has only conducted real estate services through their Brokerage and any remuneration they have received for those real estate services has been through the Brokerage only;

e. they have met with the Licensee on a weekly basis to discuss the matters specified under these conditions; and

f. the number of real estate transactions that the Licensee has conducted and details regarding the principal(s), the agency offered, and any dealings with unrepresented parties.

13) The Report will be reviewed by BCFSA, who will determine if the Enhanced Supervision Period or any continuation period has provided an adequate opportunity for BCFSA to make a determination that the Licensee is providing real estate services in accordance with the Legislation and these conditions and if not, will so advise the Managing Broker and the Licensee may continue the conditions for a continuation period.

14) The Managing Broker must immediately report to BCFSA anything of an adverse nature with respect to the Licensee’s real estate services, including

a. failure of the Licensee to observe these conditions, the requirements of the Legislation or all other applicable legislation; and

b. complaints received by the Brokerage, including the nature of the complaint, the parties involved, and how the complaint was resolved.

15) The Managing Broker must ensure that the Licensee receive adequate, appropriate and ongoing training with respect to their obligations under the Legislation and the Brokerage's policies and procedures

16) If the Managing Broker is absent from the Brokerage:

a. for more than one week but less than one month, the Managing Broker may delegate their duties to another managing broker or an associate broker who confirms their agreement to accept the supervision duties under these conditions to BCFSA in writing; or

b. for more than one month, the Licensee must notify BCFSA immediately and approval from the Superintendent for a successor managing broker to supervise the Licensee must be sought as set out in paragraphs 1-2 of these conditions.

17) If for any reason the Managing Broker is unable to perform any of the duties imposed herein, they must immediately advise BCFSA.

18) If there is a change in the managing broker of the Brokerage, the former managing broker and the Licensee must immediately notify BCFSA in writing. If the Superintendent determines that the successor managing broker (the "Successor") is acceptable as a managing broker for the purposes of these conditions, the Successor will be provided with a copy of these conditions and will be asked to confirm in writing to the Superintendent that the Successor has read these conditions, is aware of their duties under these conditions, and agrees to accept these duties. If the Successor fails to provide such confirmation within 14 days of becoming a managing broker at the Brokerage, the Successor will be deemed to be unable or unwilling to perform the duties set out in these conditions.

19) Failure by the Licensee to adhere to one or more of the conditions may constitute professional misconduct and the Superintendent retains the discretion to investigate this and any other matter, including matters set out in the Interim and Final Reports reviewed by the Superintendent, pursuant to section 37 of the RESA.

I acknowledge that I have received and read a copy of the above Licensing Conditions and agree to the conditions as set out therein.

Acknowledged this ___14___ day of __AUGUST____________, 20_26__

"Original signed by Jason Leslie"

____

Jason Alexander Leslie on his own behalf and on behalf of
Jason Leslie Personal Real Estate Corporation
Trading Services Representative, __RE/MAX GENERATION______
[Brokerage]

I acknowledge that I have received and read a copy of the above Licensing Conditions and agree to the supervision of the conditions as set out therein.

Acknowledged this ________ day of ____________________, 20_____

____

____
Managing Broker, __________________________________
[Brokerage]