

BC FINANCIAL SERVICES AUTHORITY
IN THE MATTER OF THE *MORTGAGE BROKERS ACT*
RSBC 1996, c 313 as amended

AND

IN THE MATTER OF
SHAMBHU CHITHARANJAN
[MB608932]

NOTICE OF HEARING

(Pursuant to section 8 of the *Mortgage Brokers Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations which will be considered at a hearing. Allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers or their designate has determined their validity.

To: Shambhu Chitharanjan
c/o 1117431 B.C. Ltd.
dba Dominion Lending Centres Bluetree Mortgages West
213 – 810 Clement Avenue
Kelowna, BC | V1Y 0J7

TAKE NOTICE that the Registrar of Mortgage Brokers (the “**Registrar**”) will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* (“**MBA**”) in the virtual Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** where the Registrar will provide each of you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA or the regulations made under the MBA (the “**Regulations**”).

The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this Notice, the hearing date will be determined by the Registrar.

AND TAKE NOTICE that the allegations against Shambhu Chitharanjan are as follows:

1. Shambhu Chitharanjan made a statement in connection with his submortgage broker registration application ([redacted]) (the “**Application**”) that was false or misleading with respect to a material fact, or omitted to state a material fact, the omission of which made the statement false or misleading, contrary to section 8(1)(e) and/or 8(1)(h) of the MBA when:

- a. He failed to disclose his employment with [Bank 1] (“**[Bank 1]**”) from January, 2021 to May, 2024 in the Application;
- b. He failed to disclose his Record of Employed with [Bank 1] along with his Application; and,
- c. Failed to disclose that he was terminated with cause from his employment with [Bank 1] in the Application.

AND TAKE FURTHER NOTICE that in the event the Registrar determines that the conduct of either of you, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA including, but not limited to, the remedies permitted pursuant to section 8 of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

AND TAKE FURTHER NOTICE that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to you.

AND TAKE FURTHER NOTICE that you are entitled, at your own expense, to be represented by legal counsel at the hearing and you and your counsel will have the right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Dated this 3rd day of June, 2026 at the City of Victoria, British Columbia.

Registrar of Mortgage Brokers

“Original signed by Chris Biscoe”

Chris Biscoe
Acting Registrar of Mortgage Brokers
Province of British Columbia