

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**GREGORY JAMES BICKERT
(152296)**

AND

**INSPIRE PROPERTY MANAGEMENT LTD.
(X032237)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication]

To: Gregory James Bickert
Managing Broker
Inspire Property Management Ltd.
201 – 1674 Bertram Street
Kelowna, BC, V1Y 9G4

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201 – 1674 Bertram Street
Kelowna, BC, V1Y 9G4

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 **October 13, 2026 commencing at 9:30 am** in the Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** or in such other (including virtual) Hearing Room of which BCFSA informs you to determine whether your conduct contravened the RESA, the regulation made under the RESA (the “**Regulation**”), or the *Real Estate Services Rules* (the “**Rules**”).

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

1. Inspire Property Management Ltd. (the “**Brokerage**”) committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the Rules, s 75 when it failed to file its financial statements, accountant’s report and brokerage activity report completed in accordance with any requirements specified by the superintendent for the year ended November 30, 2025, on or before March 30, 2026; and

2. Gregory James Bickert, while the managing broker of the Brokerage, committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the RESA, s 6(2)(b) and Rules, s 28(1)(a) and (b) when they failed to ensure the Brokerage complied with the Rules in contravening the Rules, s 75 as alleged at paragraph 1.

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 17th day of August, 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