

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

AND

IN THE MATTER OF
KATHY ALAINA BAKKER

ORDER TO FREEZE PROPERTY

(This Order has been redacted before publication.)

Upon reading the sworn Affidavits of [Investigator], [Individual 1] and [Individual 2] and the written submission of Amandeep K. Sandhu, counsel for the BC Financial Services Authority (“BCFSA”), and upon hearing the submission of Amandeep K. Sandhu, I am satisfied that the requirements to issue an order under sections 46 and 48 of the *Real Estate Services Act*, SBC 2004, c 42 (“RESA”) have been met:

1. There are reasonable grounds to believe that Kathy Alaina Bakker has contravened the RESA, the regulations or the rules in a way that is contrary to the public interest.

THEREFORE, I ORDER:

1. under section 46(2)(a) and 48(4)(f) of the RESA, that Kathy Alaina Bakker is prohibited from withdrawing any funds out of the bank accounts currently held on deposit by and for Kathy Alaina Bakker dba “GFI Properties” or “[Property 1]”, whether held solely or jointly, including the following bank accounts:
 - a. [Bank 1] account number [redacted]; and
 - b. [Bank 1] account number [redacted].
2. under section 46(3) and 48(4)(f) of the RESA, that [Bank 1] freeze and hold the following accounts held on deposit for or in the name of Kathy Alaina Bakker (dba “GFI Properties” or “[Property 1]”), and provide the balances forthwith to BCFSA, whether held solely or jointly:
 - a. [Bank 1] account number [redacted] held at [Address 1] (Branch # [redacted]); and

b. [Bank 1] account number [redacted] held at [Address 2] (Branch # [redacted]).

3. This Order has immediate effect and shall remain in effect until such time as further order is made by the Superintendent of Real Estate or a court.

TAKE NOTICE that pursuant to subsection 46(5) of the RESA, the Superintendent may, by order, vary or rescind these orders on his own initiative or on the application of the persons affected by the order.

AND TAKE NOTICE that pursuant to subsection 46(8) of the RESA, if the financial institution directed under subsection 46(8) of the RESA is uncertain respecting the application of the order to any property, or a claim is made to the property by a person not named in the order, the financial institution or person may, on giving notice to the Superintendent, apply to the Supreme Court for an order under subsection 46(9) of the RESA which provides that on an application under subsection 46(8) of the RESA, the court may order the disposition of the property as it considers appropriate.

AND TAKE NOTICE that Kathy Alaina Bakker and [Bank 1] may appeal this Order to the Financial Services Tribunal under section 54(1)(e) of the RESA.

This Order is made this 6th day of April, 2022 at the City of Vancouver, British Columbia.

“ANDREW PENDRAY”

Andrew Pendray
Chief Hearing Officer