

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**AFSANEH ZARSHENAS
(139431)**

AMENDED NOTICE OF DISCIPLINE HEARING

To: Afsaneh Zarshenas
c/o Re/Max Sabre Realty
102 – 2748 Lougheed Hwy
Port Coquitlam, BC V3B 6P2

TAKE NOTICE that the Superintendent of Real Estate (the “Superintendent”) of the BC Financial Services Authority (“BCFSA”) will hold a discipline hearing under Part 4 of the *Real Estate Services Act* (“RESA”) on **February 3-4, 2025 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”) in effect at the relevant time.

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

1. You committed professional misconduct within the meaning of section 35(1) and conduct unbecoming within the meaning of section 35(2) of the RESA in that:
 - a. you referred at least 28 buyer clients over 30 transactions, including the clients listed in Schedule ‘A’, to [Individual 1] also known as [Alias 1] (“[Individual 1]”) from 2011 to 2018 when you knew or ought to have known that he was not a registered mortgage broker thereby putting your clients at risk, contrary to section 30(a) [*duty to act in the best interests of the client*] (formerly section 3-3(a)), section 33 [*duty to act honestly*] (formerly section 3-4) and section 34 [*duty to act with reasonable care and skill*] (formerly section 3-4) of the Rules; and
 - b. you received or anticipated receiving remuneration in the form of a referral fee from [Individual 1], who you knew or ought to have known was not a registered mortgage broker, contrary to section 30(a) [*duty to act in the best interests of the client*] (formerly

section 3-3(a)) and section 34 [*duty to act with reasonable care and skill*] (formerly section 3-4) of the Rules.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct and/or conduct unbecoming, 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 27 day of May, 2024, at the City of Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Jonathan Vandall”

Jonathan Vandall
Delegate of the Superintendent of Real Estate
Province of British Columbia

Schedule 'A'

	Client	Address	Closing Date
1.	[Client 1]	[Property 1], Coquitlam	10/5/2011
2.	[Client 2]	[Property 2], Vancouver	3/3/2014
3.	[Client 3]	[Property 3], Port Moody	4/16/2015
4.	[Client 4]	[Property 4], Surrey	9/8/2015
5.	[Client 5]	[Property 5], Port Coquitlam	2/19/2016
6.	[Client 6]	[Property 6], Coquitlam	5/6/2016
7.	[Client 7]	[Property 7], Coquitlam	5/2/2016
8.	[Client 8]	[Property 8], Port Moody	6/10/2016
9.	[Client 9]	[Property 9], Coquitlam	6/20/2016
10.	[Client 10]	[Property 10], Port Coquitlam	8/30/2016
11.	[Client 11]	[Property 11], Coquitlam	1/23/2017
12.	[Client 12]	[Property 12], Port Coquitlam	1/30/2017
13.	[Client 13]	[Property 13], Vancouver	2/8/2017
14.	[Client 14]	[Property 14], Maple Ridge	4/19/2017
15.	[Client 15]	[Property 15], North Vancouver	4/19/2017
16.	[Client 16]	[Property 16], Vancouver	5/1/2017
17.	[Client 17]	[Property 17], Maple Ridge	5/25/2017
18.	[Client 18]	[Property 18], New Westminster	5/25/2017
19.	[Client 19]	[Property 19], Burnaby	5/26/2017
20.	[Client 20]	[Property 20], Maple Ridge	5/29/2017
21.	[Client 21]	[Property 21], Maple Ridge	7/19/2017
22.	[Client 22]	[Property 22], North Vancouver	7/27/2017
23.	[Client 23]	[Property 23], North Vancouver	8/28/2017
24.	[Client 24]	[Property 24], Maple Ridge	8/28/2017
25.	[Client 25]	[Property 25], Maple Ridge	9/7/2017
26.	[Client 26]	[Property 26], Maple Ridge	9/21/2017
27.	[Client 27]	[Property 27], Coquitlam	10/22/2017
28.	[Client 28]	[Property 28], Vancouver	12/21/2017
29.	[Client 28]	[Property 29], Vancouver	12/28/2017
30.	[Client 29]	[Property 30], Langley	1/24/2018