

**BC FINANCIAL SERVICES AUTHORITY**

**IN THE MATTER OF THE *MORTGAGE BROKERS ACT*,  
RSBC 1996, c 313 as amended**

**AND**

**IN THE MATTER OF**

**RAVINDER BILN (also Known as RAVINDER KAUR)  
(500467)**

**CONSENT ORDER**

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

**[This Order has been redacted before publication.]**

**WHEREAS** Ravinder Biln ("Ms. Biln") was registered as a submortgage broker with Kraft Mortgages Canada Inc. doing business as Mortgage Architects Kraft Mortgages Canada under the *Mortgage Brokers Act*, RSBC 1996 Chapter 313 (the "MBA").

**AND WHEREAS** the Registrar of Mortgage Brokers (the "Registrar") issued a Notice of Hearing to Ms. Biln on August 21, 2020 ("Notice of Hearing").

**AND WHEREAS** the following agreement has been reached between Ms. Biln and the staff of the Registrar ("Staff").

**AND WHEREAS** the Registrar agrees to the following terms of a consent order:

**A. FINDINGS**

The Registrar makes the following findings against Ms. Biln, and Ms. Biln accepts the following findings made against her:

Ms. Biln conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1)(i) of the MBA in that she, in respect to five mortgage applications:

- a. submitted to lenders income and employment information, including letters of employment and paystubs in support of mortgage applications when she knew or ought to have known that the documents were not genuine, and the information was not accurate; and,
- b. failed to take sufficient or any steps to verify the accuracy of employment and income information she submitted to lenders.

## **B. ORDERS AND PENALTY**

Pursuant to sections 8 and 4 of the MBA, Ms. Biln hereby consents to, and the Registrar hereby makes the following orders:

1. Pursuant to section 8(1.1) of the MBA, Ms. Biln shall pay an administrative penalty of \$50,000;
2. All amounts are immediately due and payable, and all payments must be made by cheque, bank draft, or money order, payable to the BC Financial Services Authority. This order may be filed with the court pursuant to the MBA, and steps to enforce this order may be taken if payment is not made in full within thirty (30) calendar days.

## **C. AGREED FACTS**

As a basis for this Consent Order, Ms. Biln acknowledges the following facts as correct and makes the following admissions:

1. Ms. Biln was at all material times registered as a submortgage broker with Kraft Mortgages Canada Inc. doing business as Architects Kraft Mortgages Canada.
2. At all material times, Ms. Biln was registered as a submortgage broker and carried on business under the name Ravinder Kaur.
3. Ms. Biln has been registered as a submortgage broker since 2012. She has no prior discipline history with the Registrar of Mortgage Brokers.
4. Ms. Biln has been unlicensed since March 3, 2020 and does not intend to return to the mortgage industry.
5. Between September 2017 and June 2018, Ms. Biln created income documents in support of mortgage applications when she knew that the information contained in the documents was inaccurate and misleading. She then submitted the false information to lenders for the purpose of obtaining mortgage financing in five (5) separate mortgage applications.
6. In particular:
  - a. On September 13, 2017, Ms. Biln filed a mortgage application with Scotiabank on behalf of [Borrower 1] (“[Borrower 1]”), among others, which included a letter of employment and two paystubs from [Employer 1] (“[Employer 1]”) that Ms. Biln created in support of [Borrower 1]’s application when she knew that [Borrower 1] did not work for [Employer 1].
  - b. On January 25, 2018, Ms. Biln filed a mortgage application with Scotiabank on behalf of [Borrower 2] (“[Borrower 2]”) and [Borrower 3] (“[Borrower 3]”), among others, which included:
    - i. An employment verification letter and two paystubs from [Employer 2] that Ms. Biln created to support [Borrower 2]’s application which she knew contained a start date and hourly rate that was inaccurate and misleading; and,

- ii. An employment letter and two paystubs from [Employer 3] (“[Employer 3]”) that Ms. Biln created in support of [Borrower 3]’s application when she knew that [Borrower 3] did not work for [Employer 3].
- c. On February 16, 2018, Ms. Biln filed a mortgage application with Scotiabank on behalf of [Borrower 4] (“[Borrower 4]”), among others, which included a letter of employment and two paystubs from [Employer 4] (“[Employer 4]”) that Ms. Biln created in support of [Borrower 4]’s application when she knew that [Borrower 4] did not work for [Employer 4].
- d. On February 21, 2018, Ms. Biln filed a mortgage application with Scotiabank on behalf of [Borrower 5] and [Borrower 6] (“[Borrower 6]”) which included a letter of employment from [Employer 5] created by Ms. Biln in support of [Borrower 6]’s application which she knew contained a start date that was earlier than then [Borrower 6]’s actual start date and was inaccurate and misleading as to her length of employment.
- e. On June 20, 2018, Ms. Biln filed a mortgage application with Coast Capital Savings Credit Union on behalf of [Borrower 7] (“[Borrower 7]”), among others, that included a T4 slip and two paystubs from [Employer 1] that Ms. Biln created in support of [Borrower 7]’s application when she knew that [Borrower 7] did not work for [Employer 1].

**D. WAIVER**

Ms. Biln waives her right to a hearing under sections 4 and 8 of the MBA and waives her right to appeal under section 9 of the MBA.

Approved as to form and content by:

“RAVINDER KAUR”

\_\_\_\_\_ this 13th day of July, 2023.

Ravinder Biln

“MICHAEL JONES”

\_\_\_\_\_ this 13th day of July, 2023.

Michael Jones

Legal Counsel for the Staff of the  
Registrar of Mortgage Brokers

Issued this 14th day of July, 2023 at Victoria, British Columbia.

“JONATHAN VANDALL”

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Jonathan Vandall

Acting Registrar of Mortgage Brokers  
Province of British Columbia