

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

ROSEMARY ANNE BRIDGE also known as ROSEMARY PAPP
(029293)

FIRST AMENDED NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Rosemary Anne Bridge also known as Rosemary Papp
c/o Treeland Realty (1992) Ltd. dba RE/MAX Treeland Realty
101 – 6337 198th Street, Langley, B.C.

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 **June 24 to 27, 2024 September 23 to 26, 2024 commencing at 9:30 am 10:00 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”).

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

1. You committed professional misconduct within the meaning of section 35(1)(a) of the RESA, when, in your capacity as the buyers’ agent in the March 2021 purchase of the residential property located at [Property 1], Langley, B.C. (the “Property”), you:
 - a. failed to use reasonable efforts to determine whether Goods and Services Tax (“GST”) was applicable in the transaction, contrary section 30(a) [formerly, sections 3-3(a), *act in best interests of client*], and section 30(h) [formerly, section 3-3(h), *reasonable efforts to determine relevant facts*] of the Rules; and
 - b. failed to ensure that the contract of purchase and sale for the Property clearly stated that the indicated purchase price included the GST, contrary to section 34 (formerly, section 3-5, *reasonable care and skill*) of the Rules.

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 24th day of May, 2024 at the City of Victoria, British Columbia.

BC Financial Services Authority

"Original signed by Chris Biscoe"

Chris Biscoe
Delegate of the Superintendent of Real Estate
Province of British Columbia