

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

AMBER UNIQUE
(177616)

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Amber Unique
c/o Shewan Real Estate Ltd. dba Royal LePage - Wolstencroft
135 – 19664 64 Avenue, 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 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”).

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 sellers’ agent in the March 2021 sale of the residential property located at [Property 1], Langley, B.C. (the “Property”), you:
 - a. indicated on the Multiple Listing Service Listing for the Property (the “Listing”) that the Goods and Services Tax (“GST”) was included in the purchase price when you knew, or reasonably ought to have known, that it was not, contrary to section 34 (formerly, section 3-5, *reasonable care and skill*), and section 41 (formerly, section 4-7, *false or misleading advertising prohibited*) of the Rules; and
 - b. failed to act honestly when you removed “GST is paid” from the Listing after receiving an offer on the Property and did not thereafter inform the agent representing the buyers of the change to the Listing, contrary to section 33 (formerly, section 3-4, *act honestly*) 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 2nd day of November 2, 2023 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