

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF  
KSENIA IVANOVA**

**NOTICE OF HEARING**

**(Pursuant to sections 8 and 8(1) of the *Mortgage Brokers Act*)**

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

**NOTICES OF HEARING** issued by the Registrar of Mortgage Brokers include allegations which will be considered at a hearing. Allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers or their designate has determined their validity.

To: Ksenia Ivanova  
[Address Redacted]

**TAKE NOTICE** that the Registrar of Mortgage Brokers (the “Registrar”) will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* (“MBA”) at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** or in such other (including virtual) hearing room where the Registrar will provide each of you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA or the regulations made under the MBA (the “Regulations”).

The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this Notice, the hearing date will be determined by the Registrar.

**AND TAKE NOTICE** that the allegations against Ksenia Ivanova (“Ms. Ivanova”) are as follows:

1. Ms. Ivanova carried on business as a mortgage broker or submortgage broker without being registered to do so as required by sections 8(1.4) and 21 of the MBA, and without being exempted from registration pursuant to section 11 of the MBA, by:
  - a. Collecting borrowers’ personal information and forwarding that information to one or more Registrants;
  - b. Obtaining documents and information from borrowers for the purpose of supporting mortgage applications;
  - c. Obtaining documents and information from borrowers for the purpose of supporting mortgage applications, without having the documents reviewed or vetted by a Registrant;

- d. Soliciting mortgage business from the public or other related industry members;
- e. Reviewing disclosure documents with clients and explaining them to clients;
- f. Vetting borrowers' qualifications for mortgages; and
- g. Receiving remuneration in excess of \$1,000 for arranging mortgages;

following the expiry of her registration as submortgage broker on June 10, 2020 until March 2021, in respect of one or more of the three (3) mortgage applications set out in the attached Schedule "A".

**AND TAKE FURTHER NOTICE** that in the event the Registrar determines that the conduct of either of you, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA including, but not limited to, the remedies permitted pursuant to sections 8 and 8 (1.4) of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

**AND TAKE FURTHER NOTICE** that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to you.

**AND TAKE FURTHER NOTICE** that you are entitled, at your own expense, to be represented by legal counsel at the hearing and you and your counsel will have the right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Dated this 29<sup>th</sup> day of November, 2022 at the City of Victoria, British Columbia.

Registrar of Mortgage Brokers

"JONATHAN VANDALL"

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Per: Jonathan Vandall  
Acting Registrar of Mortgage Brokers  
Province of British Columbia

**SCHEDULE "A"**

<b>Date of Mortgage Application</b>	<b>Property Address</b>
December 1, 2020	[Property 1], Delta, BC
February 11, 2021	[Property 2], New Westminster, BC
October 13, 2020	[Property 3], North Vancouver, BC