

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

HAMZEHALI AMIRMOHSEN  
(163196)

AND

AMIR HAMZEHALI PERSONAL REAL ESTATE CORPORATION  
(163196PC)

AND

OKSANNA SUVOROV  
(156416)

AND

LORA RENZULLO  
(167280)

**SECOND AMENDED NOTICE OF DISCIPLINE HEARING**

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

- To: Amirmohsen Hamzehali  
Amir Hamzehali Personal Real Estate Corporation  
c/o RLPS Limited Partnership dba Royal LePage Sussex (West Vancouver)  
2397 Marine Drive,  
West Vancouver, British Columbia, V7V 1K9
- To: Oksanna Suvorov  
c/o TRG The Residential Group Realty Ltd.  
dba TRG The Residential Group Realty  
101 - 1965 West 4th Avenue,  
Vancouver British Columbia V6J 1M8
- To: Lora Renzullo  
c/o RLPS Limited Partnership  
dba Royal LePage Sussex (West Vancouver)  
2397 Marine Drive  
West Vancouver, BC V7V 1K9

**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 ~~September 16-20, 2024, December 2-6, 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 **Amirmohsen Hamzehali (“A. Hamzehali”) and Amir Hamzehali Personal Real Estate Corporation (“Hamzehali PREC”)** are as follows:

1. A. Hamzehali and Hamzehali PREC committed professional misconduct within the meaning of section 35(1) of the RESA in that, in or about April 2016 to April 2017, while acting as the designated listing agent for the seller of a property at [Property 1], West Vancouver, BC (the “Property”), they:
  - ~~a. failed to act with reasonable care and skill when they listed the Property as being built in the year 2016, and represented the Property as a new build when they knew or ought to have known that was not true, contrary to section 34 of the Rules (then section 3-4) and section 41 of the Rules (then section 4-7);~~
  - ~~b. failed to act honestly and with reasonable care and skill when they failed to disclose a material latent defect, being that the Property was partially constructed on an old foundation and was not an entirely new build, to the purchaser and/or the purchaser’s agent before any agreement for the acquisition or disposition of the Property was entered into, contrary to section 59(2) (then section 5(13)), and sections 33 and 34 of the Rules (then section 3-4);~~
  - a. failed to act honestly and with reasonable care and skill when they listed and represented the Property as a new build, built in 2016, while knowing that it retained 10-15% of the original foundation and did not make further inquiries to confirm whether that would qualify as a new build, and did not disclose that 10-15% of the old foundation remained, contrary to section 34 of the Rules (then section 3-4);
  - b. failed to act with reasonable care and skill when they failed to discover and disclose that the Property did not have a final completed building inspection and occupancy permit from the District of West Vancouver, contrary to sections 34 of the Rules (then section 3-4); and
  - c. failed to act with reasonable care and skill when they allowed their client to make a false and/or misleading statement in the Property Disclosure Statement dated January 30, 2017, when their client selected “yes” when answering “has the final building inspection been approved or a final occupancy approved?”, contrary to section 34 of the Rules (then section 3-4).

**AND TAKE NOTICE** that the allegations against **Oksanna Suvorov (“O. Suvorov”)** are as follows:

1. O. Suvorov committed professional misconduct within the meaning of section 35(1) of the RESA in that, in or about January 2017 to April 2017, while acting as the agent for the buyer of a property at [Property 1], West Vancouver, BC (the “Property”), she:
  - a. failed to use reasonable efforts to discover relevant facts about the Property, specifically that the Property did not have a final completed building inspection or occupancy permit from the District of West Vancouver, and that it was not a brand new build constructed in 2016, contrary to: section 30(a) (then Rule 3-3(a)), section 30(h) (then Rule, 3-3(h)); and section 34 of the Rules (then section 3-4); and
  - b. failed to complete and provide her client with a Disclosure of Remuneration Form to reflect the commission payable to her brokerage from the sale proceeds, contrary to section 56(2) (the Rule 5-11(2)) of the Rules.

**AND TAKE NOTICE** that the allegations against **Lora Renzullo (“L. Renzullo”)** are as follows:

1. L. Renzullo committed professional misconduct within the meaning of section 35(1)(a) of the RESA in that, in or about April 2016 to April 2017, while providing trading services as a licensed assistant, and representing herself as a member of the listing agent's team, to the seller of a property at [Property 1], West Vancouver, BC (the "Property"), she:
  - ~~a. failed to act with reasonable care and skill when she listed the Property as being built in the year 2016, and represented the Property as a new build when she knew or ought to have known that the was not true, contrary to section 34 of the Rules (then section 3-4) and section 41 of the Rules (then section 4-7);-~~
  - ~~b. failed to act honestly and with reasonable care and skill when she failed to disclose a material latent defect, being that the Property was partially constructed on an old foundation and was not an entirely new build, to the purchaser and/or the purchaser's agent before any agreement for the acquisition or disposition of the Property was entered into contrary to section 59(2) (then section 5(13)), sections 33 and 34 of the Rules (then section 3-4);-~~
  - a. failed to act honestly and with reasonable care and skill when she listed and represented the Property as a new build, built in 2016, while knowing that it retained 10-15% of the original foundation and did not make further inquiries to confirm whether that would qualify as a new build, and did not disclose that 10-15% of the old foundation remained, contrary to section 34 of the Rules (then section 3-4);
  - b. failed to act with reasonable care and skill when she failed to discover and disclose that the Property did not have a final completed building inspection and occupancy permit from the District of West Vancouver, contrary to sections 34 of the Rules (then section 3-4); and
  - d. failed to act with reasonable care and skill when she allowed the seller of the Property to make a false and/or misleading statement in the Property Disclosure Statement dated January 30, 2017, when the seller selected "yes" when answering "has the final building inspection been approved or a final occupancy approved?" contrary to section 34 of the Rules (then section 3-4).
2. L. Renzullo committed professional misconduct within the meaning of section 35(1)(c) of the RESA in that she engaged in deceptive dealing when she concealed evidence of a leak at the Property from potential buyers during a showing in December 2016.

**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 BCFS, 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 1<sup>st</sup> day of October 2024 ~~18<sup>th</sup> day of March 2024~~ at the City of ~~Victoria Vancouver~~, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Jonathan Vandall”

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Jonathan Vandall  
Senior Vice President, Compliance & Enforcement  
~~Chris Biscoe~~  
~~Director, Legal~~  
Province of British Columbia