

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**SAHAR BARATI
(151586)**

AMENDED NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Sahar Barati
c/o Masters Realty (2000) Inc.
dba RE/MAX Masters Realty
200-1455 Bellevue Avenue
West Vancouver, BC V7T 1C3

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 23 and 24, 2025 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”) in effect at the relevant time.

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

1. You committed professional misconduct within the meaning of section 35(1) of the RESA in that:
 - a. you referred at least two customers, including the customers listed in Schedule ‘A’, to [Individual 1] also known as [Alias 1] (“[Individual 1]”) in 2015 and 2016 when you knew or ought to have known that he was not a registered mortgage broker, contrary to section 34 [duty to act with reasonable care and skill] (formerly section 3-4) of the Rules.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct and/or conduct unbecoming, 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 9th day of January, 2024 at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Chris Biscoe”

Chris Biscoe
Director, Legal
BC Financial Services Authority

Schedule 'A'

	Client	Address	Closing Date
1.	[Client 1]	[Property 1], Burnaby	April 15, 2015
2.	[Client 2]	[Property 2], Burnaby	June 15, 2016