



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

-AND-

**IN THE MATTER OF PETER PAK-HUNG LEE
(Pursuant to section 8(1.2) of the *Mortgage Brokers Act*)**

CONSENT ORDER

WHEREAS Peter Pak-Hung Lee (“Mr. Lee”) had been a registered submortgage broker since October 12, 2010 and his registration was terminated on June 27, 2017. At the material times, Mr. Lee was registered with Canadian Mortgage Experts Inc. dba: Dominion Lending Centres Canadian Mortgage Experts (CME);

AND WHEREAS the Registrar of Mortgage Brokers (the “Registrar”) issued a Notice of hearing on September 29, 2017 (the “Notice of Hearing”);

AND WHEREAS the following agreement has been reached between Mr. Lee and the Staff of the Registrar;

AND WHEREAS the Registrar agrees to the following terms of a consent order:

Registrar of Mortgage Brokers

2800-555 West Hastings Street
Vancouver, BC V6B 4N6
Telephone: 604-660-3555
Facsimile: 604-660-3365
<http://www.flc.gov.bc.ca>

A. FINDINGS

The Registrar makes the following findings against Mr. Lee, and Mr. Lee accepts the following findings made against him:

1. Mr. Lee conducted business in a manner that is prejudicial to the public interest contrary to section 8(1)(i) of the *Mortgage Brokers Act* [RSBC 1996] Chapter 313 (the "*Act*") in that he:
 - a. altered a letter of confirmation of employment dated February 21, 2017, provided by his client's employer, to make it appear that his client (D.S.) was a full time, permanent employee; when in fact D.S. was a full time, temporary employee, without the knowledge or consent of D.S. or the employer; and
 - b. submitted the altered employment letter to a prospective lender on behalf of D.S., with the intent that the prospective lender would act on it as though it were genuine.

B. ORDERS AND PENALTY

Pursuant to section 8(1.2) of the *Mortgage Brokers Act*, R.S.B.C. 1996, c. 313 (the "*Act*"), Mr. Lee hereby consents to, and the Registrar hereby makes the following orders:

1. Mr. Lee is not eligible to re-apply for registration under the Act, for a period of 2 (two) months from the date of execution of this Order, and the Registrar will not accept an application by Mr. Lee for registration until after 2 (two) months from the date of execution of this Order.
2. Pursuant to section 6(9) of the *Act*, Mr. Lee shall pay investigation costs in the amount of \$3,195.53.

3. All payments will be made by cheque, bank draft or money order payable to the Ministry of Finance and all amounts outstanding thirty (30) days following execution of this Order will represent a debt owing and be subject to interest pursuant to the *Financial Administration Act*, R.S.B.C. 1996, c. 138.

C. AGREED FACTS

As a basis for this Consent Order, Mr. Lee acknowledges the following facts as correct and makes the following admissions:

1. On February 22, 2017 Mr. Lee submitted a mortgage application to a lender on behalf of his client D.S.
2. As part of the application, D.S. arranged for his employer to provide a letter confirming his employment. The employer wrote a letter dated February 21, 2017 that stated, in part:

This is to confirm that [REDACTED] has been employed with [REDACTED] since September 19, 2016 and holds the position of [REDACTED] on a full time temporary basis. The tentative end date for this assignment is September 17, 2017. (emphasis added)

3. Before submitting the letter to the prospective lender, Mr. Lee altered the letter without his client's nor the employer's consent, to read in part:

This is to confirm that [REDACTED] has been employed with [REDACTED] since September 19, 2016 and holds the position of [REDACTED] on a full time basis. (emphasis added)

4. Mr. Lee submitted the altered employment letter to the lender with the expectation that the lender would rely on the contents of the altered employment letter.

5. Shortly after the mortgage application was submitted CME was notified that the submitted employment letter was false. Mr. Lee admitted to CME that he altered the letter, and CME terminated his employment as a submortgage broker with CME.
6. Shortly after the mortgage application was submitted, Mr. Lee also received a call from D.S., who told him that he had been fired from his job for submitting a false employment letter.
7. Mr. Lee apologized immediately to D.S. On March 3, 2017, Mr. Lee wrote a letter to D.S.'s employer acknowledging that he altered the letter independently and without the knowledge or consent of D.S.
8. D.S.'s employer confirmed with Staff that they received the letter, and immediately reinstated D.S. to his position.

Other Factors


9. Mr. Lee has no prior discipline history with the Registrar.
10. Mr. Lee fully admitted his conduct to Staff, to CME and to D.S.'s employer. He also took immediate steps to address the harm he created by altering the employment letter.
11. Mr. Lee's employment with CME was terminated on March 2, 2017 as a direct result of this matter.
12. Mr. Lee's subsequent brief registration with TMG The Mortgage Group Canada (TMG) commencing June 6, 2017 was terminated on June 27, 2017 as a direct result of this matter.

13. Mr. Lee has been already excluded from practicing as a submortgage broker for just over seven months as a direct result of his conduct, which together with a two month suspension will total nine months of exclusion from industry.

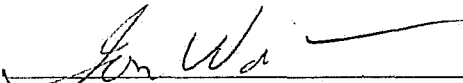
D. WAIVER

Mr. Lee waives his right to a hearing under sections 4 and 8 of the *Act* and waives his right to appeal under section 9 of the *Act*.

Approved as to form and content by:


_____ this 7th day of NOVEMBER, 2017

Peter Pak-Hung Lee


_____ this 7th day of November, 2017

Joni Worton

Legal Counsel for the Staff of the
Registrar of Mortgage Brokers

Issued this 8th day of November
at Vancouver, British Columbia



Chris Carter, Acting Registrar
of Mortgage Brokers
Province of British Columbia