



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

-AND-

IN THE MATTER OF VINITA DEVI LAL  
(Pursuant to sections 8 and 8 (1.4) of the *Mortgage Brokers Act*)

NOTICE OF HEARING

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

To: Vinita Devi Lal

**TAKE NOTICE** that the Registrar of Mortgage Brokers ("Registrar") will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* ("MBA") at the offices of the Registrar, located at the office of the Financial Institutions Commission at **2800 - 555 West Hastings Street in Vancouver, British Columbia** to provide 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 regulations made under the MBA ("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 you are as follows:

1. Contrary to section 8 (1.4) of the MBA, you carried on business as a mortgage broker or submortgage broker without being registered to do so as required by the MBA, and without being exempted from registration pursuant to section 11 of the MBA by:

a. Directing the course of mortgage applications on behalf of one or more of the borrowers set out in the attached schedule "A" (collectively, the "Borrowers"), including giving instructions or directions to one or more of the following registered mortgage brokers or submortgage brokers:

- i. Prem Lata Devi Singh; and
- ii. Ricky Kanwal  
(collectively, the "Registrants")

regarding the appropriate lender to submit a mortgage application to, the employment and income information required of Borrowers, the merits of mortgage applications, Borrower qualifications, or providing the personal information of Borrowers to the Registrants;

b. Conducting one or more of the following activities on behalf of any one or more of the Borrowers:

- i. Collecting personal information of the Borrowers and forwarding that information to one or more of the Registrants;
- ii. Providing one or more of the Registrants with the Borrowers' employment information and supporting documents, including T1 General Income Tax Returns and Canada Revenue Agency Notices of Assessment, many of which were not genuine;
- iii. Acting as a liaison between one or more of the Registrants and the Borrowers, and referring Borrowers to a Registrant;
- iv. Vetting Borrowers' qualifications for mortgages; and
- v. Accepting fees from one or more of the Registrants or any of the Borrowers for arranging mortgages on behalf of Borrowers; and

c. Collecting the income documents and personal information of other potential borrowers and forwarding those documents and information to Anil Kumar Singh, a former registrant under the MBA.

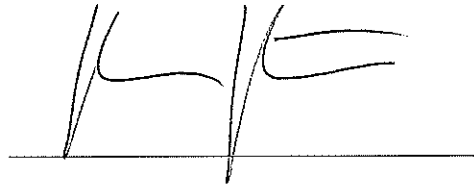
**AND TAKE FURTHER NOTICE** that in the event the Registrar determines that any of your conduct, as set out above, contravened the MBA and/or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA, including but not limited to, the remedies permitted pursuant to sections 8 (1.4) and 8 (2) 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 full right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Issued at the City of Vancouver, BC this 5<sup>th</sup> day of October 2018

Registrar of Mortgage Brokers

A handwritten signature in black ink, appearing to be 'K/C', written over a horizontal line.

Per: Chris Carter  
Acting Registrar of Mortgage Brokers  
Province of British Columbia



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SCHEDULE "A" to NOTICE OF HEARING

<b>Borrower</b>	<b>Registrant</b>
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	Prem Singh
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal

[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal
[REDACTED]	R. Kanwal