

CITATION: Duhra (Re), 2024 BCSRE 21

Date: 2024-03-27

File # 24-5069

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**RAVI SINGH DUHRA  
(156939)**

**AND**

**MY MOVE REALTY BC LTD  
(X030458)**

**CONSENT ORDER**

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

RESPONDENTS: Ravi Singh Duhra, Managing Broker, My Move Realty BC Ltd.

My Move Realty BC Ltd.

DATE OF CONSENT ORDER: March 27, 2024

COUNSEL: Abrisham Eshghi, Legal Counsel for the BC Financial Services Authority

**PROCEEDINGS:**

On March 27, 2024, the Superintendent of Real Estate (the "Superintendent"), or the Superintendent's authorized delegate, of the BC Financial Services Authority ("BCFSA") accepted the Consent Order Proposal (the "Proposal") submitted by Ravi Singh Duhra ("R Duhra") on their own behalf and on behalf of My Move Realty BC Ltd.

**WHEREAS** the Proposal, a copy of which is attached hereto, has been executed by R Duhra and My Move Realty BC Ltd.

**NOW THEREFORE**, having made the findings proposed in the attached Proposal, and found that R Duhra and My Move Realty BC Ltd. committed professional misconduct within the meaning of section 35(1)(a) of the *Real Estate Services Act* ("RESA") and sections 75, 6(2)(b), 28(1)(a) and 28(1)(b) of the *Real Estate Services Rules* (the "Rules"), pursuant to section 43 of the RESA the Superintendent orders that:

1. R Duhra and My Move Realty BC Ltd. are jointly and severally to pay a discipline penalty to BCFSA in the amount of \$20,000 within 30 days of the date of this Order.

2. R Duhra and My Move Realty BC Ltd. are jointly and severally liable to pay enforcement expenses to BCFSA in the amount of \$3,000, payable within 30 days of the date of this Order.

If R Duhra and/or My Move Realty BC Ltd. fails to comply with any term of this Order, the Superintendent may suspend or cancel their licences without further notice to them, pursuant to sections 43(3) and 43(4) of the RESA.

Dated this 27 day of March, 2024 at the City of Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Jonathan Vandall”

---

Jonathan Vandall  
Delegate of the Superintendent of Real Estate  
Province of British Columbia

Attch.

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**RAVI SINGH DUHRA  
(156939)**

**AND**

**MY MOVE REALTY BC LTD  
(X030458)**

**CONSENT ORDER PROPOSAL BY RAVI SINGH DUHRA  
AND MY MOVE REALTY BC LTD**

**BACKGROUND AND FACTS**

This Consent Order Proposal (the "Proposal") is made by Ravi Singh Duhra ("R Duhra") and My Move Realty BC Ltd. (the "Brokerage") to the Superintendent of Real Estate (the "Superintendent") of the BC Financial Services Authority ("BCFSA"), pursuant to section 41 of the *Real Estate Services Act* ("RESA").

For the purposes of the Proposal, R Duhra, the Brokerage, and the Superintendent have agreed upon the following facts:

1. R Duhra (156939) has been licensed as a managing broker in the trading services category since April 20, 2012, and in the rental property management category since April 2, 2013. He was licensed as a representative in trading services from 2010 to 2012.
2. R Duhra was at all relevant times licensed as a managing broker with the Brokerage. He has been licensed as managing broker of the Brokerage since April 2, 2013.
3. R Duhra has been licensed as a lawyer in the province of British Columbia since May 2006.
4. The Brokerage (X030458) has been licensed in trading services since April 20, 2012 and licensed in rental property management services since April 2, 2013.
5. The Brokerage's fiscal year end for 2022 was December 31, 2022.
6. R Duhra and the Brokerage did not engage in any real estate business during the 2022 fiscal year.

7. Under section 75 of the *Real Estate Services Rules* (the “Rules”), the Brokerage must file its required review engagement financial statement, accountant’s report, and brokerage activity report (the “Accountant’s Report”) within 120 days after the end of each fiscal year, or by April 30, 2023.
8. On May 11, 2023, [Auditor 1], Audit Specialist of BCFSA, sent R Duhra a letter advising that the Accountant’s Report had not been received, and that it had been due within 120 days of the Brokerage’s fiscal year end. [Auditor 1] also noted that disciplinary steps, including administrative penalties and disciplinary hearings could occur if the filing was not made by May 31, 2023.
9. On July 12, 2023, R Duhra uploaded a Trust Account Declaration to IRIS but no other documents were provided. The Declaration was dated July 12, 2023.
10. On November 2, 2023, [Auditor 1] attempted to contact R Duhra by phone, but the phone number on file was out of service. On the same date, [Auditor 1] sent an email to R Duhra to notify the Brokerage of the incomplete filing. R Duhra did not respond to this email.
11. A Notice of Discipline Hearing was issued on February 28, 2024, and served on R Duhra and the Brokerage.
12. On March 27, 2023, a Notice of Administrative Penalty in the amount of \$1,000 was issued against the Brokerage for filing its Accountant’s Report relating to the 2021 fiscal year twenty days past the filing deadline, contrary to what was then section 7-7 of the Council Rules (the “March 2023 AP”).
13. The March 2023 AP was paid on March 19, 2024.
14. On March 8, 2024, the Brokerage’s Accountant’s Report was submitted to BCFSA. BCFSA accepted the filed Accountant’s Report on March 12, 2024.

## **PROPOSED FINDINGS OF MISCONDUCT**

For the sole purposes of the Proposal and based on the Facts outlined herein, R Duhra and the Brokerage propose the following findings of misconduct be made by the Superintendent:

1. The Brokerage committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the Rules, s 75 when it failed to file its required review engagement financial statement, accountant’s report, and brokerage activity report for the year ended December 31, 2022, by April 30, 2023; and
2. R Duhra, while the managing broker of the Brokerage, committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the RESA, s 6(2)(b) and Rules, s 28(1)(a) and (b) when he failed to ensure the Brokerage complied with the Rules in contravening the Rules, s 75 as alleged at paragraph 1.

## **PROPOSED ORDERS**

Based on the facts herein and the Proposed Findings of Misconduct, R Duhra and the Brokerage propose that the Notice of Discipline Hearing in this matter be resolved through the following Orders being made by the Superintendent, pursuant to section 43 of the RESA:

1. R Duhra and the Brokerage be jointly and severally liable to pay a discipline penalty to BCFSA in the amount of \$20,000, payable within 30 days of the date of this Order
2. R Duhra and the Brokerage be jointly and severally liable to pay enforcement expenses to BCFSA in the amount of \$3,000, payable within 30 days of the date of this Order.
3. If either R Duhra or the Brokerage fails to comply with any of the terms of the Order set out above, the Superintendent may suspend or cancel their licence without further notice to them.

## **ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT**

1. R Duhra and the Brokerage acknowledge and understand that the Superintendent may accept or reject the Proposal. If the Proposal is rejected by the Superintendent, the matter may be referred to a disciplinary hearing.
2. R Duhra and the Brokerage acknowledge that they have been urged and given the opportunity to seek and obtain independent legal advice with respect to the disciplinary process, the allegations contained in the Notice of Discipline Hearing, and the execution and submission of the Proposal to the Superintendent; and, that they have obtained independent legal advice or has chosen not to do so, and that they are making the Proposal with full knowledge of the contents and the consequences if the Proposal is accepted.
3. R Duhra and the Brokerage acknowledge and are aware that BCFSA will publish the Proposal and the Consent Order or summaries thereof on BCFSA's website, on CanLII, a website for legal research and in such other places and by such other means as BCFSA in its sole discretion deems appropriate.
4. R Duhra and the Brokerage hereby waive their right to appeal pursuant to section 54 of the RESA.

5. If the Proposal is accepted and/or relied upon by the Superintendent, R Duhra and the Brokerage will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict R Duhra and the Brokerage from making full answer and defence to any civil or criminal proceeding(s).
6. R Duhra and the Brokerage acknowledge and are aware that the Superintendent is not bound to accept any application for relicensing or renewal of their licence. R Duhra and the Brokerage must always satisfy the Superintendent that they meet the requirements for a licence in section 10 of the RESA, and any Rules, regulations or other instruments made pursuant to the RESA.
7. The Proposal and its contents are made by R Duhra and the Brokerage for the sole purpose of resolving the Notice of Discipline Hearing in this matter and do not constitute an admission of civil liability. Pursuant to section 41(5) of the RESA, the Proposal and its contents may not be used without the consent of R Duhra and the Brokerage in any civil proceeding with respect to the matter.

“Original signed by Ravi Duhra”

“Original signed by Ravi Duhra”

\_\_\_\_\_  
**RAVI SINGH DUHRA, Managing Broker for  
MY MOVE REALTY BC LTD**

\_\_\_\_\_  
**RAVI SINGH DUHRA, Authorized Signatory  
for MY MOVE REALTY BC LTD**

**Dated** 26 **day of** March, **2024**

**Dated** 26 **day of** March, **2024**