

THE REAL ESTATE COUNCIL OF BRITISH COLUMBIA
IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*
S.B.C. 2004, c. 42 as amended

AND

IN THE MATTER OF

JAIDEEP SINGH PURI
(162617)

AND

J.D. PURI PERSONAL REAL ESTATE CORPORATION
(162617PC)

CONSENT ORDER

RESPONDENT: Jaideep Singh Puri , representative,
Central Realty Ltd. dba Re/Max Central

J.D. Puri Personal Real Estate
Corporation

DATE OF REVIEW MEETING: October 10, 2018

DATE OF CONSENT ORDER: October 10, 2018

CONSENT ORDER REVIEW COMMITTEE: J. Daly
L. Hrycan
R. Wong

ALSO PRESENT: E. Seeley, Executive Officer
D. Avren, Director, Legal Services
Patrick Gilligan-Hackett, Legal Counsel
for the Real Estate Council

PROCEEDINGS:

On October 10, 2018, the Consent Order Review Committee ("Committee") resolved to accept the Consent Order Proposal ("COP") submitted by Jaideep Singh Puri , on his own behalf and on behalf of J.D. Puri Personal Real Estate Corporation.

WHEREAS the COP, a copy of which is attached hereto, has been executed by Jaideep Singh Puri , on his own behalf and on behalf of J.D. Puri Personal Real Estate Corporation.

NOW THEREFORE, the Committee having made the findings proposed in the attached COP, and in particular having found that Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation committed professional misconduct within the meaning of section 35(1)(a) of the *Real Estate Services Act*, orders that:

1. Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation have their licences suspended for 120 days;
2. Jaideep Singh Puri will not act as an unlicensed assistant during the time of his licence suspension;
3. Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation be jointly and severally liable to pay a discipline penalty to the Council in the amount of \$5,000.00 within ninety (90) days from the date of this Order;
4. Jaideep Singh Puri , at his own expense, register for and successfully complete the course: REIC2600 Ethics in Business Practice, offered by the Real Estate Institute of Canada, within the time period directed by the Council.
5. Jaideep Singh Puri prepare and submit to the Chair of the Council a statement which demonstrates, to the satisfaction of the Chair, what he learned from the course: REIC2600 Ethics In Business Practice within (30) days upon completion of the course;
6. Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation's licenses shall include a condition requiring enhanced supervision by a manager broker for a period of not less than twelve (12) months following the end of their suspension period, as more particularly described in Schedule 1 to this Order;
7. Jaideep Singh Puri will be prohibited from supervising both licensed and unlicensed assistants for a period of two (2) years following the end date of his suspension period, subject to this two (2) year period being varied by the Committee pursuant to a recommendation by Jaideep Singh Puri's managing broker in his final quarterly report prepared under term 6 of this Order.
8. Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation be jointly and severally liable to pay enforcement expenses to the Council in the amount of \$1,500.00 within sixty (60) days from the date of this Order.

If Jaideep Singh Puri or J.D. Puri Personal Real Estate Corporation fails to comply with any term of this Order, the Council may suspend or cancel their licences without further notice to them, pursuant to sections 43(3) and 43(4) of the *Real Estate Services Act*.

Dated this 10th day of October, 2018, at the City of Vancouver, British Columbia.

ON BEHALF OF THE CONSENT ORDER REVIEW COMMITTEE

“J. Daly”

John Daly
Consent Order Review Committee

Atch.

SCHEDULE 1

- 1) Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation's licence will be restricted to SRS Westside Realty, or another brokerage acceptable to Council (the "Brokerage"), for a period of not less than twelve (12) months following completion of their licence suspension.
- 2) Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation will be subject to enhanced supervision by their managing broker, as set out in these conditions, for a period of not less than twelve (12) months following completion of their licence suspension (the "Enhanced Supervision Period").
- 3) Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation must remain under the direct supervision of Satnam Singh Bains, the managing broker of the Brokerage, or a successor managing broker acceptable to the Council (the "Managing Broker"), during the Enhanced Supervision Period.
- 4) Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation must keep the Managing Broker informed on a timely basis of the real estate services that they are providing and other activities they are engaging in and must consult with the Managing Broker in advance of taking any action regarding any questions or concerns they may have regarding compliance with the RESA, the Regulations, the Bylaws, the Rules and all other applicable legislation and the Brokerage's policies and procedures.
- 5) Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation must report all their transactions to the Brokerage promptly, and ensure that no such transactions are conducted outside the Brokerage.
- 6) Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation must ensure that all documents relevant to each transaction are provided to the Brokerage and contained in the deal file, including the contract of purchase and sale, all offers received for the listing, assignment agreements, addendums, trade records sheets, disclosure statements, releases and other pertinent information.
- 7) The Managing Broker must provide a quarterly reports to the Council confirming:
 - a. that Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation's real estate services have been conducted under their direct supervision;
 - b. that Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation's activities have been carried out competently and in compliance with the RESA, the Regulations, the Bylaws, the Rules and all other applicable legislation, and in accordance with Brokerage's policies and procedures;
 - c. that they have reviewed all documents signed by Jaideep Singh Puri's clients and that all documents relevant to the transaction have been provided to the client and are contained in the trade records file; and
 - d. the number of real estate transactions that Jaideep Singh Puri has conducted and details regarding the client(s), the agency offered; and any customer relationships.

- 8) The Report will be reviewed by the Chair of the Council, who will determine if the requirement for enhanced supervision for the period set by Council has been met, and if not, will so advise the Managing Broker and Jaideep Singh Puri and Jaideep Singh Puri may elect to:
- a. continue with enhanced supervision until the Chair of the Council is satisfied by further evidence that the required period and purpose of enhanced supervision has been met; or
 - b. have his licence suspended until a further order is made by the Council under section 43(4) or (5) of the RESA.
- 9) The Managing Broker must immediately report to the Council anything of an adverse nature with respect to Jaideep Singh Puri's real estate services, including failure on his part to observe the requirements of the RESA, the Regulations, the Bylaws, the Rules and all other applicable legislation, complaints received by the Brokerage, the nature of the complaint and the parties, and how it was resolved.
- 10) The Managing Broker must ensure that Jaideep Singh Puri and his unlicensed or licensed assistants, if any, receive adequate, appropriate and ongoing training with respect to their obligations under the RESA, Regulations, Bylaws, and Rules, and in accordance with the Brokerage's policies and procedures.
- 11) The Managing Broker must be provided with a copy of these conditions and, prior to the commencement of the Enhanced Supervision Period, must confirm in writing to the Council that they have read these conditions, are aware of their duties under these conditions, and agree to accept those duties. Any acceptable successor managing broker will also be provided with a copy of these conditions and must provide the same confirmation within 14 days of assuming the Managing Broker's duties.
- 12) If for any reason the Managing Broker is unable to perform any of the duties imposed herein, they must immediately advise Council of this inability.
- 13) If the Managing Broker is unable or unwilling to perform any of these duties and/or fails to meet their obligations under these conditions, Jaideep Singh Puri's licence is suspended and will remain suspended until all conditions herein are met or a further order is made by Council under section 43(4) or (5) of the RESA. Any suspension of Jaideep Singh Puri's licence under this paragraph does not limit the Council's ability to take further disciplinary action for breach of the conditions or of the RESA, the Regulations, the Bylaws, the Rules and all other applicable legislation.

**IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*
S.B.C. 2004, c. 42 as amended**

AND

IN THE MATTER OF

**JAIDEEP SINGH PURI
(Licence 162617)**

AND

**J.D. PURI PERSONAL REAL ESTATE CORPORATION
(Licence 162617PC)**

**CONSENT ORDER PROPOSAL BY JAIDEEP SINGH PURI
AND
J.D. PURI PERSONAL REAL ESTATE CORPORATION**

BACKGROUND AND FACTS

This Consent Order Proposal (“Proposal”) is made by Jaideep Singh Puri (“Mr. Puri”) and J.D. Puri Personal Real Estate Corporation (“JDP PREC”) to the Consent Order Review Committee (“CORC”) of the Real Estate Council of British Columbia (“Council”) pursuant to section 41 of the *Real Estate Services Act* (“RESA”).

For the purposes of this Proposal, Mr. Puri, on his own behalf and on behalf of J.D. Puri Personal Real Estate Corporation, and the Council have agreed upon the following facts:

1. Mr. Puri has been licensed as a Representative, Trading Services, since 2011.
2. JDP PREC has been licensed since 2016.
3. Mr. Puri was, at all material times, licensed as a Representative, Trading Services, with Central Realty Ltd. dba Re/Max Central (“Brokerage”).

General Background

4. In the late Spring and Summer of 2016, a prospective licensee, KB, was working with Mr. Puri on a volunteer basis to gain practical experience of a licensee’s work. At the same time, KB was enrolled in the Applied Practical Course offered by the British Columbia Real Estate Association (“BCREA”).

5. Mr. Puri says he did not know KB well and that he had been asked by a friend, PA, who knew KB through KB's employment, to offer KB an opportunity to gain practical experience of a realtor's work by working with Mr. Puri.
6. The events giving rise to these proceedings took place during a period of approximately one week in late June and early July, 2016.
7. KB was late in submitting his penultimate assignment in the Applied Practical Course. He sought to excuse the late submission of his assignment by telling the BCREA that there had been a death in his family. The BCREA required KB to submit a physician's note confirming the circumstances. KB submitted a note which had, in fact, been forged and was, therefore, fraudulent. This was discovered by the BCREA when they made inquiries about the note to the office of the physician on whose letterhead and over whose signature the note had been prepared.
8. The BCREA reported the matter to the Real Estate Council ("Council"). The Council then investigated the circumstances surrounding the creation of the forged note. During the investigation, it became clear that Mr. Puri had been an active participant in the creation of the forged note.
9. The events leading to and surrounding the creation of the forged note are reflected in a series of emails and text messages, as follows. The spelling and punctuation in the emails and texts is that which appears in the original record.

Events of Saturday, July 2, 2016

Emails

10. At 5.33 pm KB forwarded an email to Mr. Puri that KB had previously sent to an administrator's email address at BCREA at 5.09 pm:

Good Afternoon,

I have just got off the phone with my instructor [AN] and he has advised me to send this email out in all it's urgency.

I have submitted my CPS assignment 24 hours late from cutoff for the following reason:

My grandmother had not been doing well since Thursday evening & has since passed. I have been at Royal Columbian Hospital for almost the last 2 full days without any means to receive emails or use computer. I have JUST got home finally and the first thing I did was hop on my computer.

I am hoping somebody sees this before Monday as I need to submit my final assignment before Sunday at 11:59pm before the course closes.

I had 2 minor deposit mistakes in my CPS assignment which were fixed in under 10 seconds and submitted the CPS assignment RIGHT AWAY, I would not miss a submission date on purpose.

I really hope this can be accommodated and I can hear back from somebody so I can finish my course and attend my in person class this week.

If you have any questions or concerns please call me right away at 604-XXX-XXXX.

Thank you,

[KB]

11. At 5.34 Mr. Puri responded to KB:

I know [AN] from [firm name omitted]. Let me talk to him what's his cell? He's the manager there.

12. At 5.37 pm KB responded to Mr. Puri:

I talked to [A] he said nothing I can do except send the email and wait. Please talk with him and see...

[AN] 604-XXX-XXXX

I told him I had a death so I had no access to anything until right now

Text Messages

13. At 10.07 pm KB texted Mr. Puri:

Hey bro, I found out the last assignment is just a self review that doesn't need to be handed in....so all I need to do is convince them [i.e., the BCREA] to accept my revised CPS assignment that I handed in 24 hours late "due to not having access to comp or anything because of family member death".

14. At 10.13 pm KB texted Mr. Puri:

SA is who we will need to be speaking with Monday morning – she handles the course components for BCREA I believe.

15. Mr. Puri did not respond to the above texts.

Events of Sunday, July 3, 2016

Emails

16. At 6.54 pm, KB received the following email from MM, an administrator at the BCREA:

Hi [K],

Your CPS has been reviewed and marked as complete.

While this is a difficult time for you and your family, we will need documentation from the physician overseeing your grandmother in order to provide you with a C-Complete for Component One. This is an extraordinary circumstance and we want to be as lenient as possible, but we do need documentation in a situation such as this. I trust you understand.

Please email me a copy of the physician's note or comparable documentation at your earliest convenience so that we can prepare for you to proceed to Component Two.

Thanks,

[MM]

Text Messages

17. At 7.19 pm KB texted Mr. Puri:

I need a note somehow saying I was in the hospital.

18. In conjunction with sending this text, KB forwarded the email he had received from MM at 6.54 pm to Mr. Puri.

19. Between 7.20 pm and 11.28 pm the following exchanges took place between Mr. Puri and KB:

KB: *What do I do do you have any family doctors*

KB: *If we can come up with a note of some sort I will pass*

KB: *Thank you so much for your acknowledging my assignment, and marking it as complete. I will try to work on providing you with the appropriate documentation as soon as possible, but please understand it will take me some time to do so.*

KB: *I'll need a note prior to Wednesday bro*

KB: *It doesn't seem like they'll do anything they just want to make sure so I'm just thinking of the best way of doing*

KB: *We gotta think on our toes and get creative may a not just saying I was the one taking care of her meds prior. And legally they can't ask anything because it's confidentiality*

KB: *Or I can just tell them I couldn't get a note and just take the L and do the course again*

KB: *let me know once at work so I can email back thx bro I'll be up til 11pm*

KB: *I left out going to the hospital part and just said I will see what kind of documentation I can gather up for you*

KB: *Now we wait and see what to do tmr*

JP: *Do you know what doc was seeing her grandma*

JP: *Name?*

KB: *Lol*

KB: *Reasonably hate*

KB: *No clue at all bro*

KB: *Can't really tell the fam I need smth either lol*

JP: *Just bring it up in convo or ask ur gfto as doctor's name*

JP: *If not no biggie*

KB: *ya that's not gonna happen it's been a while*

KB: *Let's just see what w can do*

KB: *Gonna have to send them an email Tuesday or smth cuz they won't let me go into class until they get smth*

JP: *np*

JP: *We will make it work*

JP: *Come by office tomorrow*

JP: *When u get off*

KB: *Exactly was going to say*

KB: *Okay I will*

KB: *I'll come around 430 you'll be there?*

JP: *Yes*

JP: *Will have to leave afterwards around 5 ish*

JP: *But will be there fore a bit*

JP: *My [family member by marriage] said he could do letter np*

KB: *Perfect bro*

KB: *We will get it done between then*

KB: *Have a great shift*

JP: *Yeah he's back in office tueaday*

Events of Monday, July 4, 2016

During the course of this day, Mr. Puri and KB communicated through a series of closely related and overlapping emails and text messages

20. Shortly before 8 am, KB received a further email from MM following up on MM's email of July 3, 2016:

Hi [K]

A quick call to your physician during your lunch hour would be best. They are accustomed to sending this type of documentation.

As I mentioned, we cannot have you proceed to Component Two this week without the documentation.

Thanks,

[MM]

21. At 8.01 am KB forwarded this email to Mr. Puri.
22. Between 2 pm and 5.32 pm KB and Mr. Puri exchanged the following text messages:

KB: *just got this email*

KB: *They are being such assholes lol*

KB: *Hey bro just reminding you if you could get the wording done today for the letter while you are in the office*

JP: *Yes will send to u shortly*

23. At 4.55 pm Mr. Puri sent KB the following email:

To whom it may concern:

This note is to confirm that KB was attending to his ill grandmother mid to late June 2016 who was a patient under my care. I cannot provide further comment without violating confidentiality of the patient and family.

I understand this was a tough time for the family and KB's personal and professional life may have been affected in a negative way.

Regards,

Dr. [SS]

24. The text drafted by Mr. Puri, with the exception of the second full paragraph, became the text of the forged doctor's note submitted to the BCREA by KB.

25. At 11.15 pm Mr. Puri sent KB the following email:

Easy letterhead and signature to use.

JD

26. Attached to this email were a range of genuine medical notes, one of which became the model for the forged doctor's note submitted to the BCREA by KB.

Events of Tuesday, July 5, 2016

Emails

27. At 9.45 am Mr. Puri sent KB an email titled "right wording" which contained the final version of the wording that was used for the forged medical note submitted by KB to the BCREA.

28. Mr. Puri had arranged for JS, a family member by marriage, to prepare the forged doctor's note submitted by KB to the BCREA. JS had the computer skills to prepare the forged note.

29. At 10.47 am JS sent KB a copy of the forged note by email. JS copied his email transmitting the forged note to Mr. Puri.

30. At 11.17 am KB sent the following email to MM:

Hi [M],

Please see the attached note that I've been able to get from my grandma's doctor.

Thanks for your understanding during this tough time.

I look forward to seeing you tomorrow.

The forged doctor's note was attached to this email.

31. At 8 pm MM sent KB an email:

Dear Mr. [B],

Further to our correspondence on July 4, 2016, we have received a medical letter from you. Upon further investigation and in consultation with the [S] Medical Clinic, it has come to our attention that the letter sent to BCREA on July 5, 2016 from you was not written or signed by Dr. [SS]. We are treating this situation as forgery and may consider further action.

We have notified the Real Estate Council of BC and should you ever pursue and be granted access to licensing, you will be subject to a suitability hearing.

You are suspended indefinitely from the Residential/Commercial Trading Services Applied Practice Course. We will contact you once we have further reviewed this situation.

Regards,

[M]

32. Mr. Puri does not have a prior disciplinary record with the Council.
33. In his initial response to the Council dated November 10, 2016 Mr. Puri acknowledged his role in the above events and the errors he had made.
34. Mr. Puri did not derive any financial advantage from the above events.
35. At the time of the above events, Mr. Puri was 27 years old.

PROPOSED FINDINGS OF MISCONDUCT

For the sole purposes of the Proposal and based on the Facts outlined herein, Jaideep Singh Puri proposes the following finding of misconduct be made by the CORC:

Jaideep Singh Puri engaged in conduct unbecoming within the meaning of section 35(2)(b) of the *Real Estate Services Act* by assisting KB, a candidate for licensing under *Real Estate Services Act*, to prepare a fraudulent physician's certificate for the purpose of excusing KB from the consequences of his failure to submit an assignment in the Residential Trading Services Applied Practice Course before the deadline for submitting the assignment had passed.

PROPOSED ORDERS

Based on the Facts herein and the Proposed Findings of Misconduct Mr. Puri, on his own behalf and on behalf of JDP PREC, proposes that the Notice of Discipline Hearing in this matter be resolved through the following Orders being made by the CORC, pursuant to section 43 of the RESA:

1. Jaideep Singh Puri's licence be suspended for 120 days during which time the licence of J.D. Puri Personal Real Estate Corporation will also be suspended;

2. Jaideep Singh Puri be prohibited from acting as an unlicensed assistant during the licence suspension period;
3. Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation be jointly and severally liable to pay a discipline penalty to the Council in the amount of \$5,000.00 within ninety (90) days of this Order;
4. Jaideep Singh Puri, at his own expense, register for and successfully complete a course in ethics to be determined by the Council within a time period to be directed by the Council.
5. Jaideep Singh Puri, within 30 days of successfully completing the course on ethics determined by the Council, provide a report in writing to the Chair of the Consent Order Review Committee describing, in a manner which is satisfactory to the Chair, what he learned from the course;
6. Jaideep Singh Puri's licence include a condition requiring enhanced supervision by a managing broker for a period of one year starting on the date after the end of the licence suspension period on which Mr. Puri first becomes a related licensee of a brokerage. During the period of enhanced supervision, Jaideep Singh Puri's managing broker will both report to the Council on a quarterly basis about Mr. Puri's activities as a licensee and confirm whether or not those activities have been conducted in a satisfactory manner.
7. Jaideep Singh Puri will be prohibited from supervising both licensed and unlicensed assistants for a period of two years starting on the date after the end of the licence suspension period on which Mr. Puri first becomes a related licensee of a brokerage, always provided that Jaideep Singh Puri's managing broker may recommend in his final quarterly report to the Council under term number 6 of this Order that this term of the Order should be varied by the Consent Order Review Committee to permit Mr. Puri to supervise one unlicensed assistant from a date falling at least 30 days after the end of the enhanced supervision period.
8. Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation be jointly and severally liable to pay enforcement expenses in the amount of \$1,500.00 within sixty (60) days from the date of this Consent Order.
9. If either Jaideep Singh Puri or J.D. Puri Personal Real Estate Corporation fails to comply with any of the terms of this Order, a Discipline Committee may suspend or cancel the licenses of Jaideep Singh Puri and J.D. Puri Personal Real Estate Corporation without further notice to Jaideep Singh Puri.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. On his own behalf and on behalf of J.D. Puri Personal Real Estate Corporation, Jaideep Singh Puri acknowledges and understands that the Council may refer or decline to refer the Proposal to the CORC. If the Proposal is referred to the CORC, it may be accepted or rejected by the CORC. If the Proposal is rejected by the CORC, the matter may be referred to a disciplinary hearing.

2. On his own behalf and on behalf of J.D. Puri Personal Real Estate Corporation, Jaideep Singh Puri has been advised of and understands their right to obtain independent legal advice regarding the disciplinary process, including with respect to the execution and submission of the Proposal.
3. On his own behalf and on behalf of J.D. Puri Personal Real Estate Corporation, Jaideep Singh Puri acknowledges and is aware that the Council will publish the Proposal and the Consent Order or summaries thereof in its Report from Council newsletter, on the Council's website, on CanLII, a website for legal research and in such other places and by such other means as the Council in its sole discretion deems appropriate.
4. On his own behalf and on behalf of J.D. Puri Personal Real Estate Corporation, Jaideep Singh Puri acknowledges and is aware that the Superintendent of Real Estate has the right, pursuant to section 54 of the RESA, to appeal any decision of the Council, including any Consent Order made by the Council in relation to this matter.
5. On his own behalf and on behalf of J.D. Puri Personal Real Estate Corporation, Jaideep Singh Puri hereby waives the right to appeal pursuant to section 54 of the RESA.
6. The Proposal and its contents are made by Jaideep Singh Puri on his own behalf and on behalf of J.D. Puri Personal Real Estate Corporation 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 Jaideep Singh Puri in any civil proceeding with respect to the matter.

"J. S. Puri"

Jaideep Singh Puri on his own behalf and on behalf
of J.D. Puri Personal Real Estate Corporation

Dated_19th_, day of __September__, 2018

Signature of Jaideep Singh Puri witnessed on the
above date

"J. Puri"

Witness Name (*Please Print*)

"J. Puri"

Witness Signature