

---

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

**- AND -**

**IN THE MATTER OF KAMBIZ PARVIZI**

**NOTICE OF HEARING**

**(Pursuant to subsection 8(1.2) of the *Mortgage Brokers Act*)**

**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:** Kambiz Parvizi

██████████  
██████████

**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, BC Financial Services Authority, located at **2800 - 555 West Hastings Street in Vancouver, British Columbia** (“Office of the Registrar”), 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 of Hearing, the hearing date will be determined by the Registrar.

**AND TAKE NOTICE** that the allegations against **KAMBIZ PARVIZI** are as follows:

1. While registered as a submortgage broker, Mr. Parvizi contravened the MBA, the Regulations, or the conditions of registration contrary to paragraph 8(1)(f) of the MBA, in that he failed to comply with a summons issued on October 12, 2018 by Registrar staff as required under subsection 6(3) of the MBA, when he did any one or all of the following:
  - a. Failed to attend before ██████████ to give evidence and to produce records, on oath or otherwise, at the Office of the Registrar on November 21, 2018;
  - b. Failed to provide copies of all correspondence including, but not limited to, emails and text messages between himself and any persons who assisted him in obtaining mortgage financing for the purchases of ██████████ and ██████████;

- c. Failed to provide copies of all documents he provided to the individual(s) who assisted him and helped obtain financing from [REDACTED] on his behalf for the purchase of [REDACTED]
- d. Failed to provide copies of all documents he provided to the individual(s) who assisted him and helped obtain financing from [REDACTED] on his behalf for the purchase of [REDACTED], [REDACTED] and [REDACTED]
- e. Refused to answer questions, failed to produce records requested by Registrar staff, and unilaterally terminated an interview that took place on December 13, 2018 at the Office of the Registrar in circumstances where a subsequent investigation found documents that demonstrated he may have permitted false or misleading information in his personal mortgage applications to be submitted to lender(s) on his behalf.


**AND TAKE FURTHER NOTICE** that in the event the Registrar determines that your conduct, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in subsection 8(1.2) 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 subsection 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.

Dated at Vancouver, British Columbia, this 2 day of December, 2020.

Registrar of Mortgage Brokers



---

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