

BC FINANCIAL SERVICES AUTHORITY

**IN THE MATTER OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT*
SBC 2004, c 41 as amended**

AND

IN THE MATTER OF

FAIZAL KATHRADA

AND

JEFFREY SANGARA

AND

GLENTANA DEVELOPMENT CORP.

NOTICE OF HEARING

(Pursuant to section 27 of the *Real Estate Development Marketing Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Superintendent of Real Estate include allegations which will be considered at a hearing. The allegations contained in a Notice of Hearing are unproven allegations until the Superintendent of Real Estate or their appointee has determined their validity.

To: Faizel Kathrada
c/o Glentana Development Corp.
1626 Garnet Road,
Victoria, BC V8P 3C8

To: Glentana Development Corp.
1626 Garnet Road,
Victoria, BC V8P 3C8

To: Jeffrey Sengara
c/o Glentana Development Corp.
1626 Garnet Road,
Victoria, BC V8P 3C8

WHEREAS Faizel Kathrada and Jeffrey Sengara are directors (the "Directors") of Glentana Development Corp, ("Glentana") and Glentana is the developer (the "Developer") of a property named [Development 1] (the "Development");

TAKE NOTICE that the Superintendent of Real Estate (the “Superintendent”) of the BC Financial Services Authority (“BCFSA”) will hold a hearing pursuant to section 29 of the *Real Estate Development Marketing Act* (“REDMA”) on **October 12-13, 2023, commencing at 9:30 am** in the virtual Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** to determine whether your conduct contravened the REDMA or the regulation made under the REDMA (the “Regulation”).

AND TAKE NOTICE that the allegations against you are as follows:

1. The Developer failed to file information respecting assignments in the *Condo and Strata Assignment Integrity Register* (“CSAIR”) for [Development 1] for 8 quarterly periods between April 1, 2019, and March 31, 2021, contrary to section 20.4 of REDMA.
2. The Developer and Directors failed to comply with the terms of the undertaking accepted by the Office of the Superintendent of Real Estate on November 13, 2019, from November 13, 2019, to July 6, 2021, contrary to section 36 of REDMA.

AND FURTHER TAKE NOTICE that if the Superintendent finds the Director and/or Developer have been non-compliant, the Superintendent may make an order against you, and may also order you to pay enforcement expenses incurred by BCFSA, under sections 30 and 31 of the REDMA.

AND FURTHER TAKE NOTICE that if, following a hearing as set out in section 29 of the REDMA, the Superintendent determines that the Developer has been non-compliant with the REDMA, then pursuant to section 30(2) of the REDMA an order can be made against either the Developer or the Director or both to pay the administrative penalty or for recovery of enforcement expenses.

AND FURTHER TAKE NOTICE that if you do not attend the enforcement hearing, the Superintendent may proceed with the enforcement hearing in your absence and may make findings and orders under sections 30 and 31 of the REDMA without further notice to you.

AND FURTHER TAKE NOTICE that you are entitled, at your own expense, to be represented by legal counsel and to participate in the hearing.

Dated this 2 day of May 2023 at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority

“JONATHAN VANDALL”

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