



IN THE MATTER OF THE MORTGAGE BROKERS ACT  
R.S.B.C. 1996, C. 313

-AND-

JORAWAR SINGH GOSAL  
(Pursuant to section 8(1) of the Mortgage Brokers Act)

CONSENT ORDER

**WHEREAS** Jorawar Singh Gosal (“Mr. Gosal”) was registered as a submortgage broker from October 10, 2003 to July 24, 2015. At all material times he was registered with Gold Mortgages Inc., dba: Dominion Lending Centres Gold Financial Services;

**AND WHEREAS** the following agreement has been reached between Mr. Gosal and the Staff of the Registrar of Mortgage Brokers (the “Staff”);

**AND WHEREAS** the Registrar of Mortgage Brokers (the “Registrar”) agrees to the following terms of a consent order:

**A. FINDINGS**

The Registrar makes the following findings against Mr. Gosal, and Mr. Gosal accepts the following finding made against him:

1. Mr. Gosal conducted business in a manner prejudicial to the public interest contrary to section 8(1)(i) of the *Mortgage Brokers Act* (the “Act”) in that he altered borrowers’ Canada Revenue Agency documents and presented these documents to lenders as part of mortgage applications, thereby misrepresenting the income of the borrowers.

**B. ORDERS AND PENALTY**

Pursuant to section 8(1.2) of the *Act*, Mr. Gosal hereby consents to and the Registrar hereby makes the following orders:

1. That Mr. Gosal (currently unregistered) is not eligible to apply, and the Registrar will not accept an application for registration by Mr. Gosal under the *Act*, for a period of ten (10) years from the date the Registrar signs this Consent Order. Mr. Gosal hereby agrees not to apply for registration under the *Act* for ten (10) years from the date the Registrar signs this Consent Order.
2. Pursuant to section 6(9) of the *Act* Mr. Gosal will pay partial investigative costs of \$4,000; and
3. All payments will be made by cheque, bank draft or money order payable to the Minister of Finance and all amounts outstanding thirty (30) days following execution of this Order will represent a debt owing and be subject to interest pursuant to the *Financial Administration Act*, R.S.B.C. 1996, c. 138.

**C. AGREED FACTS**

1. Mr. Gosal was registered as a submortgage broker pursuant to the *Act* from October 10, 2003 until July 24, 2015. At all material times, Mr. Gosal was registered with Gold Mortgages Inc., dba: Dominion Lending Centres Gold Financial Services.
2. On or about December 3, 2014 the Registrar received a complaint from a manager at a credit union that a mortgage application submitted by Mr. Gosal in July 2014, on behalf of a borrower seeking mortgage financing, included Canada Revenue Agency documents that appeared to be false.
3. The manager stated that the borrower's mortgage was funded on July 15, 2014, based on the documents submitted by Mr. Gosal in the July 2014 application. However, a number of months later, the borrower approached the financial institution for a line of credit. The borrower resubmitted the CRA documents, in which the client's income was significantly lower than indicated in the July 2014 application.
4. Specifically, in the July 2014 application the borrower's 2012 Notice of Assessment showed an income of \$61,615, and the 2013 Notice of Assessment showed an income of \$59,157. Both years showed that approximately \$16,000 was owed to the Canada Revenue Agency.
5. When the borrower applied for the line of credit, he produced his 2012 Notice of Assessment that showed an income of \$41,618 and the 2013 Notice of Assessment showed an income of \$49,157. The borrower abandoned his application when the credit union requested further documents.
6. Mr. Gosal admits that he altered the borrower's 2012 and 2013 Notices of Assessment without the borrower's knowledge or consent in order to secure more favourable mortgage terms from the credit union.
7. Mr. Gosal further admits that he had altered the Notices of Assessment of another client; however no funding had been obtained on behalf of that client.

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### **C. AGREED FACTS**

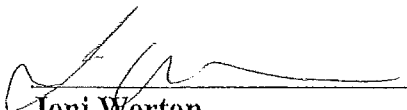
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7. Mr. Gosal further admits that he had altered the Notices of Assessment of another client; however no funding had been obtained on behalf of that client.

8. Mr. Gosal further admits that he had falsified the Notices of Assessment for several other clients, who received loans from financial institutions based on falsified documents.
9. Mr. Gosal has no discipline history with the Registrar of Mortgage Brokers.

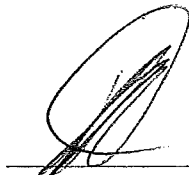
**D. WAIVER**

Mr. Gosal waives his right to a hearing under sections 4 and 8 of the *Act* and waives his right to appeal under section 9 of the *Act*.

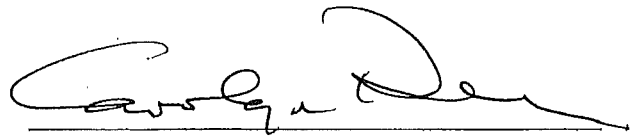
Approved as to form and content by:

 this 31 of March, 2016  
**Joni Worton**  
Counsel for the Staff

CONSENTED TO BY:

 this 16 of March, 2016  
**Robert Doran**  
Counsel for Jorawar Singh Gosal

Dated at the City of Vancouver, in the Province of British Columbia, this 1 day of April, 2016

  
**Carolyn Rogers**  
Registrar of Mortgage Brokers  
Province of British Columbia