

Hearing File No.: HE20230014  
Citation Issued: July 28, 2023  
Citation Amended: February 28, 2024

LAW SOCIETY OF BRITISH COLUMBIA TRIBUNAL  
HEARING DIVISION

BETWEEN:

**LAW SOCIETY OF BRITISH COLUMBIA**

AND:

**ROHITA PANNU**

RESPONDENT

**AMENDED CITATION**

**TO: Rohita Pannu**  
Rohita Pannu Law Corporation  
102, 9278 - 120th Street  
Surrey, BC V3V 4B8

**AND TO: Her Solicitors, Joven Narwal and Angela Boldt**  
Narwal Litigation LLP  
970 - 777 Hornby Street  
Vancouver, BC V6Z 1S4

**TAKE NOTICE THAT** by direction of the Discipline Committee of the Law Society of British Columbia, a Hearing Panel of the Law Society will, at a date and time to be set, conduct a hearing to inquire into your conduct or competence as a member of the Law Society of British Columbia, in accordance with section 38 of the *Legal Profession Act*. Parts 4 and 5 of the Law Society Rules outline the procedures to be followed at the hearing. Your appearance before the Hearing Panel may be your only opportunity to present evidence, call witnesses or make submissions.

**The allegations against you are:**

1. On or about June 1, 2021, in relation to your client SHL, the seller in a real estate matter, you acted contrary to one or more of rules 2.1-4(b) and 7.2-11 of the *Code of Professional Conduct for British Columbia* when you failed to honour one or more a trust conditions imposed by the buyer's notary on May 18, 2021 and accepted by you on May 31, 2021, by doing one or more of the following:
  - (a) disbursing net sale proceeds from trust to the mortgage holder without having a release of the mortgage in hand prior to or concurrently with releasing the net sale proceeds; and
  - (b) failing to forthwith attend to the registration of the release of the mortgage in the Land Title Office.

This conduct constitutes professional misconduct, pursuant to s. 38(4) of the *Legal Profession Act*.

2. Between approximately April 14, 2022 and April 19, 2022, in relation to your client SHL, the seller in a real estate matter, you failed to answer with reasonable promptness, or at all, one or more communications from the buyer's notary that required a response, contrary to rule 7.2-5 of the *Code of Professional Conduct for British Columbia*.

This conduct constitutes professional misconduct, pursuant to s. 38(4) of the *Legal Profession Act*.

3. Between June 20, 2022 and September 2, 2022, in relation to Law Society investigation file [number], you provided one or more written responses to the Law Society stating that on May 21, 2021 you had a phone call with the buyer's notary in which he agreed to waive a trust condition that required you to have the release of the mortgage in hand prior to or concurrently with disbursing the net sale proceeds to the mortgage holder, when you knew or ought to have known your response was misleading or false, contrary to rule 7.1-1 of the *Code of Professional Conduct for British Columbia*.

This conduct constitutes professional misconduct, pursuant to s. 38(4) of the *Legal Profession Act*.

4. ~~On or about November 23, 2021~~ Between approximately November 23, 2021 and August 2, 2022, in relation to your client ABC, the seller in a real estate matter, you acted contrary to one or more of rules 2.1-4(b) and 7.2-11 of the *Code of Professional Conduct for British Columbia* when you failed to honour one or more trust conditions imposed by the buyer's lawyer on November 8, 2021 and accepted by you on November 19, 2021, by doing one or more of the following:
- (a) on approximately November 23, 2021, releasing funds from trust to the mortgage holder without having a discharge of the mortgage in hand prior to or concurrently with the release of the funds;
  - (b) on approximately November 23, 2021, failing to forthwith attend to the registration of the discharge of the mortgage in the Land Title Office and provide the buyer with registration particulars in due course; and
  - (c) on approximately August 2, 2022, releasing some or all of the builders' lien holdback amount from trust without seeking confirmation for its release from the buyer's lawyer.

This conduct constitutes professional misconduct, pursuant to s. 38(4) of the *Legal Profession Act*.

5. Between approximately January 19, 2022 and May 2, 2022, in relation to your client ABC, the seller in a real estate matter, you failed to answer with reasonable promptness, or at all, one or more communications from the buyer's lawyer that required a response, contrary to rule 7.2-5 of the *Code of Professional Conduct for British Columbia*.

This conduct constitutes professional misconduct, pursuant to s. 38(4) of the *Legal Profession Act*.

6. Between approximately July 15, 2022 and September 2, 2022, in relation to Law Society investigation file [number], you provided one or more written responses to the Law Society stating that you verbally communicated with the buyer's lawyer who agreed to waive the condition that you have in hand the discharge of the mortgage before the mortgage payout, when you knew or ought to have known your response was misleading or false, contrary to rule 7.1-1 of the *Code of Professional Conduct for British Columbia*.

This conduct constitutes professional misconduct, pursuant to s. 38(4) of the *Legal Profession Act*.

**If you fail to appear at the hearing, the Hearing Panel may proceed with the hearing in your absence** and make any order that it could have made had you been present.

THIS CITATION AMENDED pursuant to Rule 5-4.2(1)(a) of the Law Society Rules.