

Q&A on BCSC Investigation of Shop Your Own Mortgage / My Mortgage Auction Corp. (SYOM / MMAC)

1. I live outside of British Columbia. Can I submit the form to the BCSC?

Yes. Anyone who has information related to the questions in the form is welcome to submit, regardless of where you live.

2. I have already submitted information related to this matter to the BCSC. Can I submit the form to the BCSC?

Yes. Many of the questions in the form focus on specific topics that may not be fully or directly covered in your prior submission(s).

3. I have already submitted information related to this matter to the court-appointed receiver. Can I submit the form to the BCSC?

Yes. The BCSC and the court-appointed receiver related to this matter are not working together and are engaged in completely separate efforts for completely different purposes.

4. I have already submitted information related to this matter to the police or an agency other than the BCSC. Can I submit the form to the BCSC?

Yes. The BCSC and the police or other agencies may not be able to share information with each other, and many of the questions in the form focus on specific topics that may not be fully or directly covered in your prior submission(s).

5. Should I provide my information about this matter to the police or an agency other than the BCSC?

The BCSC cannot advise you on whether or not you should provide information on this matter to the police or another agency. Please direct your inquiry on this point to any police or agency you believe may be interested in the information or contact a lawyer to obtain independent legal advice.

6. I received money from SYOM / MMAC. Can I submit the form to the BCSC?

Yes. Anyone who has ever received money from SYOM / MMAC can submit the form.

7. Should I have a lawyer review the form and my information before I submit it to the BCSC?

The BCSC cannot advise you on what to do in this regard. It is entirely your choice whether or not you decide to speak with a lawyer to obtain independent legal advice regarding this matter.

8. In addition to submitting the form to the BCSC, what else should I do?

The BCSC cannot advise you on what to do in this regard. You may wish to speak with a lawyer to obtain independent legal advice on this point.

9. I have information about this matter that is not requested in the form. How can I provide the BCSC with this information?

At present, the only information we require is specified in the form. If we require additional information from you about anything included in the form or anything not included in the form, BCSC staff will contact you directly.

10. I have documents related to this matter. How can I provide them to the BCSC?

At present, the only information we require is specified in the form. Please retain and secure any documents related to this matter that you have. If we require your documents, or any further information, BCSC staff will contact you directly.

11. After I submit the form, will the BCSC contact me or do I need to contact the BCSC for any reason?

After you submit the form, you do not need to contact the BCSC. If we require anything further from you after you submit the form, BCSC staff will contact you directly.

12. Will the information I provide to the BCSC in the form be made public or shared with others?

Detailed information about the BCSC's collection and use of the information requested in the form is provided in the "important Notices" at the top of the form.

13. How long will the investigation take to complete?

There is no way to predict how long the investigation will take to complete, and information about the progress or results of the investigation cannot be made public while the investigation is ongoing. Generally speaking, depending on the complexity of the matter under investigation, it can take several years to complete an investigation and produce a publicly disclosable result.

14. What can happen as a result of an investigation by the BCSC's Criminal Investigations Branch?

Generally speaking, if the Criminal Investigations Branch obtains sufficient evidence, it may make a referral (including the evidence obtained) to the BC Prosecution Service to assess whether or not charges should be laid under the BC *Securities Act* or the Canadian *Criminal Code*. As a result of the referral, the Prosecution Service may initiate court proceedings. The outcome of court proceedings can vary widely and can result in such outcomes as an acquittal or a conviction of the accused. If an accused is convicted, the court may impose sanctions or penalties such as a period of incarceration, probation, fines, and / or orders for restitution (among others). The particular sanction or penalty, if any, is a matter for the courts. The BCSC cannot speculate on the likelihood of a specific outcome from a referral to the Prosecution Service.

While the investigation is being conducted by the Criminal Investigations Branch at this time, it is also possible that the investigation could lead to administrative proceedings before the BCSC.

15. Will the BCSC help me get my money back?

Generally speaking, if an investigation ultimately leads to a criminal charge, which further results in a conviction, the court may issue a restitution order in favour of a victim. The BCSC cannot speculate on the outcome of investigations or court proceedings.