

The Law Society of British Columbia
In the matter of the *Legal Profession Act*, SBC 1998, c.9
and a s. 39 proceeding concerning

Sanjeev Rai

Respondent

Decision of Three Benchers

Hearing date: November 25, 2004

Panel: Ralston S. Alexander, QC, Chair, Gordon Turriff, QC, Dirk Sigalet, QC

Counsel for the Law Society: Todd Follett

Counsel for the Respondent: William Clark

[1] This is a proceeding pursuant to Section 39 of the *Legal Profession Act* and Rule 4-17 of the Law Society Rules, to determine whether the Respondent should be suspended or have conditions placed on his practice pending final disposition of the citation that was authorized by the Discipline Committee on October 28, 2004.

[2] Having reviewed the materials submitted, and having heard counsel for the Law Society and counsel for the Respondent, we impose the following conditions upon the practice of the Respondent:

1. We order that the Respondent from and after December 6, 2004, and until relieved of this condition by the Practice Standards Committee, be required to conduct his real estate practice under the supervision of a practice supervisor who must be approved by the Practice Standards Committee and who must supervise the Respondent's practice pursuant to the terms and conditions of a Practice Supervision Agreement in the form of Exhibit 2 to these proceedings, as that Exhibit has been amended. We note that Mr. Ravinder Binpal is approved as a practice supervisor on an interim basis subject to the approval by the Practice Standards Committee in the normal course of its deliberations.
2. It is a further consent condition of the Respondent's continued practice that he submit to the jurisdiction of the Practice Standards Committee for a practice review or such other process as that Committee may decide.

[3] Without including this as a condition or as a component of our order, we ask the Practice Standards Committee to devote resources and attention to this matter as quickly as that Committee can do so.