



THE MANITOBA  
SECURITIES  
COMMISSION

**IN THE MATTER OF: THE REAL ESTATE BROKERS ACT**

**AND IN THE MATTER OF: THE REAL ESTATE SERVICES ACT**

**- and -**

**IN THE MATTER OF: IN TOWNE PROPERTIES LTD. operating  
as THE REAL ESTATE LOUNGE and  
RAVINDER GILL**

### **NOTICE OF HEARING**

**TAKE NOTICE** that The Manitoba Securities Commission ("Commission") will hold a public hearing ("Hearing") at its offices at Room 500 - 400 St. Mary Avenue, Winnipeg, Manitoba on October 25, 2023 commencing at 9:30 o'clock in the forenoon or so soon thereafter as the Hearing can be held, and from day to day thereafter until the Hearing is concluded, to consider:

1. Whether or not In Towne Properties Ltd. ("In Towne") operating as The Real Estate Lounge ("The Real Estate Lounge") and/or Ravinder Gill ("Gill") misappropriated, misapplied and/or failed to properly account for or pay to the person entitled trust monies in violation of the Trust Account Regulation and subsection 26(1) of *The Real Estate Brokers Act* ("REBA") and/or section 38 of *The Real Estate Services Act* ("RESA");
2. whether or not In Towne, The Real Estate Lounge, and/or Gill committed a fraudulent act as defined under REBA and and/or RESA in relation to the handling of trust monies;
3. whether or not The Manitoba Real Estate Association Inc. ("MREA") should be ordered to pay to a person or persons an amount out of the Real Estate Reimbursement Fund ("Fund") under subsection 65(2) of RESA pertaining to the actions of In Towne, The Real Estate Lounge, and/or Gill in connection with a trade or transaction in real estate;
4. whether pursuant to subsection 34(1) of REBA and/or subsection 59(1) of RESA it is in the public interest to order that In Towne, The Real Estate Lounge, and/or Gill pay the costs of the investigation and hearing;

Securities Division

500-400 St. Mary Avenue, Winnipeg, MB R3C 4K5 • tel: 204.945.2548 • fax: 204.945.0330 • [mbsecurities.ca](http://mbsecurities.ca)

A DIVISION OF THE MANITOBA FINANCIAL SERVICES AGENCY

5. such further and other matters and the making of such further and other orders as the Commission may deem appropriate.

**BY REASON OF THE FOLLOWING ALLEGATIONS:**

By reason of allegations set out in the Statement of Allegations of staff of the Commission dated the August 9, 2023.

TAKE NOTICE that a person or company attending or submitting evidence at the Hearing may be represented by counsel of its choice.

AND FURTHER TAKE NOTICE that any party to the proceedings may, at the Hearing, call witnesses and submit such evidence relevant to the Hearing as it may wish and, for that purpose, it may obtain from the Director of the Commission at Room 500 - 400 St. Mary Avenue, Winnipeg, Manitoba, a form or forms of summons to compel the attendance of witnesses.

AND FURTHER TAKE NOTICE that upon failure of any party to attend at the time and place aforesaid, the Hearing may proceed in that party's absence and the Commission may make or give any decision or order as though that party were present.

DATED at Winnipeg, Manitoba this 9<sup>th</sup> day of August, 2023.



Director

**TO: IN TOWNE PROPERTIES LTD.  
operating as THE REAL ESTATE LOUNGE**

**AND TO: RAVINDER GILL**

**AND TO: THE REAL ESTATE REIMBURSEMENT FUND  
c/o THE MANITOBA REAL ESTATE ASSOCIATION INC.**