



THE MORTGAGE BROKERS ACT )  
 )  
Section 5 )

Order No. 2688

December 10, 2014

**JASON ANDREA ZARRILLO AND  
INTEGRITY MORTGAGE SERVICES INC.**

**WHEREAS:**

(A) On August 1, 2014, The Manitoba Securities Commission ("Commission") issued a Notice of Hearing ("Notice"), by reason of the allegations set out in the Statement of Allegations of staff of the Commission dated August 1, 2014 ("Statement of Allegations"), giving notice of its intention to hold a hearing on October 15, 2014 at 9:00 a.m. to consider whether or not to grant orders pursuant to *The Mortgage Brokers Act* ("Act") with respect to Jason Andrea Zarrillo ("ZARRILLO") and/or Integrity Mortgage Services Inc. ("INTEGRITY MORTGAGE");

(B) On October 15, 2014, this matter appeared before a panel of the Commission and was adjourned to December 3, 2014 at 9:00 a.m. for the purpose of a hearing on staff's request for an interim order of suspension of the registrations of ZARRILLO and INTEGRITY MORTGAGE, for which hearing dates were set for December 3 and 4, 2014;

(C) On December 3 and 4, 2014, this matter again appeared before a panel of the Commission;

(D) On December 4, 2014, having heard submissions of counsel for staff and for the respondents and having heard and reviewed the evidence and information presented, the Commission adjourned the matter to December 10, 2014 at 10:30 a.m., provided that until the matter next appeared before the panel on December 10, 2014 no new business was to be conducted by INTEGRITY MORTGAGE;

(E) On December 4, 2014, Order No. 2687 issued as to the adjournment to December 10, 2014;

(F) On December 10, 2014, the matter again appeared before a panel of the Commission at which time the panel received further submissions from counsel including the terms of a proposed consent order;

(G) ZARRILLO and INTEGRITY MORTGAGE have consented to the issuance of this order on the basis that it is not to be construed as a finding by the Commission or an admission by the respondents in respect of the matters alleged in the Statement of Allegations;

(H) The Commission is of the opinion that it is in the public interest to make this order.

**IT IS ORDERED:**

1. **THAT**, pursuant to section 5 of the Act, the registration of ZARRILLO be suspended immediately and continue to be suspended until such time as there has been a full hearing and decision rendered by the Commission or further order of the Commission.

2. **THAT**, pursuant to section 5 of the Act, the registration of INTEGRITY MORTGAGE be suspended immediately and continue to be suspended until such time as there has been a full hearing and decision rendered by the Commission or further order of the Commission.

3. **THAT**, as an exception to paragraph 2 above, in the event that the Registrar receives an application for registration as Authorized Official for INTEGRITY MORTGAGE from a person, other than ZARRILLO, who is qualified at the time of the application to be Authorized Official for INTEGRITY MORTGAGE and, pursuant to section 4 of the Act, in the opinion of the Registrar the person is otherwise suitable for registration and the proposed registration would not be objectionable, upon the Commission receiving confirmation from the Registrar that the Registrar is so prepared to register such person as Authorized Official, the interim suspension of INTEGRITY MORTGAGE shall cease.

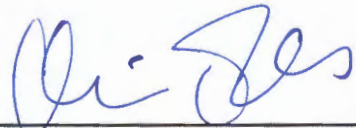
4. **THAT**, in the event that an Authorized Official is registered as provided for in paragraph 3 above, ZARRILLO shall not instruct the Authorized Official on the carrying out of his or her duties and shall not have any involvement in mortgage applications of INTEGRITY MORTGAGE or the collection and/or handling of any supporting documentation for any such mortgage applications.

5. **THAT**, nothing in this order shall be interpreted so as to take away the rights of a person, other than ZARRILLO, who may apply for registration as Authorized Official for INTEGRITY MORTGAGE, as contemplated by paragraph 3 above, as would otherwise be available pursuant to subsection 4(4) of the Act.

6. **THAT**, the costs of the Commission in respect of staff's request for an interim suspension the hearing of which had been set for December 3 and 4, 2014 shall be determined by the Commission upon disposition of the matters raised in the Notice and Statement of Allegations.

7. **THAT**, this hearing matter be adjourned *sine die*.

**BY ORDER OF THE COMMISSION**

  
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Acting Director