

**In the Matter of
*The Securities Act, 1988***

and

In the Matter of

Playa Exclusive Realty & Déjà Properties S.A. De C.V.,

Brad Yarotsky,

and

Santino Bellabono

Order Approving Settlement

WHEREAS, pursuant to section 17 of *The Financial and Consumer Affairs Authority of Saskatchewan Act* (the FCAA Act), the Chairperson of the Financial and Consumer Affairs Authority of Saskatchewan (the Authority) has appointed a panel (the Hearing Panel) to hear this matter;

AND WHEREAS, by virtue of subsection 17(7) of the FCAA Act, a decision or action of the Hearing Panel in relation to this matter is a decision of the Authority;

AND WHEREAS Brad Yarotsky (the Respondent) and the Executive Director of the Securities Division (the Executive Director) of the Authority have entered into a settlement agreement dated December 28th, 2020 and December 31st, 2020 (the Settlement Agreement), the originals of which are attached hereto as Schedule "A";

AND WHEREAS the Respondent has admitted to contravening clause 27(2) of *The Securities Act, 1988* (the Act);

AND WHEREAS the Respondent has admitted to contravening sections 13.2 and 13.3 of National Instrument 31-103 *Registration Requirements, Exemptions and Ongoing Registrant Obligations (NI 31-103)*;

AND WHEREAS the Respondent has admitted to contravening section 6.1 of National Instrument 45-106, *Prospectus Exemptions (NI 45-106)*

AND WHEREAS an application has been received by the Hearing Panel from Staff of the Authority for an order that:

1. The Settlement Agreement is approved;
2. Pursuant to paragraph 134(1)(a) of the Act, all of the exemptions in Saskatchewan securities law do not apply to Brad Yarotsky, for three years;

3. Pursuant to paragraph 134 (1) (d) of the Act, Brad Yarotsky shall cease trading in any securities and derivatives in Saskatchewan, for three years, save for the purposes of his own personal trading account;
4. Pursuant to paragraph 134 (1) (d.1) of the Act, Brad Yarotsky shall cease acquiring securities and derivatives for and on behalf of residents of Saskatchewan, for three years;
5. Pursuant to paragraph 134 (1) (e) of the Act, Brad Yarotsky shall cease giving advice respecting securities and derivatives and trades thereof in Saskatchewan, for three years;
6. Pursuant to subparagraph 134(1)(h)(i) of the Act, Brad Yarotsky shall resign any position that he holds as a director or officer of an issuer, a registrant, or an investment fund manager for a period of three years;
7. Pursuant to subparagraph 134(1)(h)(ii) of the Act, Brad Yarotsky is prohibited from becoming or acting as a director or officer of any issuer, registrant, or investment fund manager, for a period of three years;
8. Pursuant to subparagraph 134(1)(h)(iii) of the Act, Brad Yarotsky shall not be employed by any issuer, registrant, or investment fund manager in any capacity that would entitle him to trade or advise in securities or derivatives, for a period of three years;
9. Pursuant to paragraph 134(1)(h.1) of the Act Brad Yarotsky is prohibited from becoming or acting as a registrant, an investment fund manager, or a promoter, for a period of three years;

AND WHEREAS pursuant to section 135.3 of the Act, proceedings may be disposed of by an agreement approved by the Authority, without the necessity of a hearing;

AND WHEREAS the Respondent has waived his rights to a hearing on the merits in this matter, and has consented to the issuance of this Order;

AND WHEREAS the Hearing Panel is of the opinion that it is in the public interest to make this Order;

IT IS HEREBY ORDERED THAT:

1. The Settlement Agreement is approved; and
2. Pursuant to paragraph 134(1)(a) of the Act, all of the exemptions in Saskatchewan securities law do not apply to Brad Yarotsky, for three years;
3. Pursuant to paragraph 134 (1) (d) of the Act, Brad Yarotsky shall cease trading in any securities and derivatives in Saskatchewan, for three years, save for the purposes of his own personal trading account;

4. Pursuant to paragraph 134 (1) (d.1) of the Act, Brad Yarotsky shall cease acquiring securities and derivatives for and on behalf of residents of Saskatchewan, for three years;
5. Pursuant to paragraph 134 (1) (e) of the Act, Brad Yarotsky shall cease giving advice respecting securities and derivatives and trades thereof in Saskatchewan, for three years;
6. Pursuant to subparagraph 134(1)(h)(i) of the Act, Brad Yarotsky shall resign any position that he holds as a director or officer of an issuer, a registrant, or an investment fund manager for a period of three years;
7. Pursuant to subparagraph 134(1)(h)(ii) of the Act, Brad Yarotsky is prohibited from becoming or acting as a director or officer of any issuer, registrant, or investment fund manager, for a period of three years;
8. Pursuant to subparagraph 134(1)(h)(iii) of the Act, Brad Yarotsky shall not be employed by any issuer, registrant, or investment fund manager in any capacity that would entitle him to trade or advise in securities or derivatives, for a period of three years;
9. Pursuant to paragraph 134(1)(h.1) of the Act Brad Yarotsky is prohibited from becoming or acting as a registrant, an investment fund manager, or a promoter, for a period of three years;

DATED at Regina, Saskatchewan on January 19, 2021.



Chairperson of the Hearing Panel
Financial and Consumer Affairs Authority of
Saskatchewan