

IN THE MATTER OF THE *PROFESSIONAL GOVERNANCE ACT*  
S.B.C. 2018, CHAPTER 47

- and -

IN THE MATTER OF ARYO FALAKROU ARCHITECTURAL TECHNOLOGIST AIBC

**FURTHER AMENDED CITATION**

TO: Aryo Falakrou Architectural Technologist AIBC

CARE OF: My Home Designer  
200 – 100 Park Royal  
West Vancouver, BC V7T 1A2

**TAKE NOTICE** that the Investigation Committee of the Architectural Institute of British Columbia (the “AIBC”) has ordered a Discipline Hearing into a Complaint against you, a Registrant of the AIBC, to be held at **100 – 440 Cambie Street, in the City of Vancouver, in the Province of British Columbia**, on ~~February 24, 25, and 26~~ **July 7, 8, and 9, 2025**, at the hour of **9:30 a.m.**

The *Architects Act*, R.S.B.C. 1996, Chapter 17 (the “*Architects Act*”) was repealed and replaced by the *Professional Governance Act* (the “*PGA*”) on February 10, 2023. While the allegations herein are made in part under the repealed *Architects Act*, the former AIBC Bylaws (the “Bylaws”), and/or the former AIBC’s Code of Ethics and Professional Conduct (the “Code of Ethics”), by authority of the transition provisions in the *Architects Regulation*, B.C. Reg. 33/2023 and current AIBC Bylaws, the procedures established by the *PGA* and the current AIBC Bylaws will be followed for this proceeding.

**AND TAKE NOTICE** that the allegations against you are that you have contravened section 63(1) of the *Architects Act* and AIBC Bylaw 33.3 in the Code of Ethics, sections 52(1) and 52(3) of the *PGA*, and sections 4.92 and 4.94 of the current AIBC Bylaws, and that this conduct amounts to Professional Misconduct and/or Conduct Unbecoming a Registrant, in that, at all material times including from the date the Complaint was received, at one or more times during the investigation, and/or to the date of this Further Amended Citation, you

- A) Directly and/or indirectly held yourself out under the title “Architect” and used descriptions which implied, or likely led the public to infer, that you were registered as an architect, and/or that you had attained that title and were able to provide architectural services; and/or
- B) Condoned or encouraged others to use, or acquiesced in the use by others, of descriptions which, in contravention of the *Architects Act* and Bylaws, implied that you were registered as an architect or were able to provide architectural services.

on various online platforms, namely:

1. a YouTube video (<https://www.youtube.com/shorts/Q5P-KBBWEmk>) which promoted your services with the title “Vancouver Architect, custom homes, extravagant homes, office spaces, creative designs”;
2. the My Home Designer YouTube channel (<https://www.youtube.com/c/Myhomedesignervancouver/videos>) included the following video titles with the word “architect” used as a descriptor:
  - Sechelt and Gibsons Architect, Home Designer, Interior Designer: <https://www.youtube.com/watch?v=TH2IdshSzss>
  - Victoria, Nanaimo Architect, Home Designer, Interior designer: <https://www.youtube.com/watch?v=hJLC2VAsfj8>
  - Kelowna Architect, Home Designer, Interior Designer: <https://www.youtube.com/watch?v=gFeIe-3-tUk>
  - Osoyoos Architect, Home Designer, Interior Designer: <https://www.youtube.com/watch?v=2fEMd0uUVqI>
  - Chilliwack, Abbotsford, Maple Ridge Architect, Interior Designer, Home Designer: <https://www.youtube.com/watch?v=hPpmobBq4Xs>
  - Surrey, White Rock Architect, Home Designer, Interior Designer: <https://www.youtube.com/watch?v=0nf9pSRg8Y8>
  - Burnaby Architect, Home Designer, Interior Designer: <https://www.youtube.com/watch?v=XegooLpHzCc>
  - Richmond Architect, Home Designer, Interior Designer: <https://www.youtube.com/watch?v=u3ghItqn2jQ>
  - North Vancouver's Architect, Home designer, Interior designer: <https://www.youtube.com/watch?v=EPeQpGHLKa8>
  - Coquitlam Architect, Home Designer, Interior Designer: <https://www.youtube.com/watch?v=bPIqUUeKna0>
  - West Vancouver Architect, Home Designer, Interior designer: <https://www.youtube.com/watch?v=tz0wDRMJBb4>;
3. The My Home Designer YouTube channel (<https://www.youtube.com/@Myhomedesignervancouver>) “About” description states that MyHomeDesigner.com provides “architectural design consultation”;
3. 4. a Google search for "Aryo Falakrou" ([https://www.google.com/search?q=aryo+falakrou&rlz=1C1GCEA\\_enCA899CA899&oq=aryo+fala&aqs=chrome.1.69i57j0i22i30j0i13i30j0i8i13i30l2j69i60j69i61.5124j0j4&sourceid=chrome&ie=UTF-8](https://www.google.com/search?q=aryo+falakrou&rlz=1C1GCEA_enCA899CA899&oq=aryo+fala&aqs=chrome.1.69i57j0i22i30j0i13i30j0i8i13i30l2j69i60j69i61.5124j0j4&sourceid=chrome&ie=UTF-8)) resulted in the My Home Designer website identifying you as "architect";

4. ~~5.~~ the “Blog” tab of My Home Designer website (<https://myhomedesigner.com/category/architect-blog/>) repeatedly used the heading “Architect Blog”;
5. ~~6.~~ the YouTube video titled “Aryo Falakrou - Does Your Work Environment Inspire Productivity or Drain Your Energy?” (<https://www.youtube.com/watch?v=8OTwhef6qLs>), in which you identified yourself as an “architect”;
6. ~~7.~~ the Yellow Pages website listed “MyHomeDesigner.com Ltd” under the “architect” category <https://www.yellowpages.ca/search/si/3/architect/West+Vancouver+BC>.
7. ~~8.~~ a Google search for “MyHomeDesigner” ([https://www.google.com/search?q=myhomedesigner&rlz=1C1GCEA\\_enCA899CA899&ei=VT0WY5KbHruG0PEP2O-JgAY&ved=0ahUKEwjSmYfLof75AhU7AzQIHdh3AmAQ4dUDCA4&uact=5&oq=myhomedesigner&gs\\_lcp=Cgdnd3Mtd2l6EAMyBAGAEAOyBAGAEAOyBAGAEAB46CggAEEcQ1gQQsAM6BQgAEIAEOg4ILhCABBDHARDRAxDUAjoFCC4QgAQ6CwguEIAEEMcBENEDOgoILhDHARDRAxAKOgcIABCABBAKOgQIABATOgYIABAKEBM6BggAEB4QDTtoECC4QCkoECEEYAEoECEYYAFcfXQFY3vYBYKv6AWgFcAF4AIAbDYgBrQiSAQQxNy4xmAEAOAEByAEHwAEB&scient=gws-wiz](https://www.google.com/search?q=myhomedesigner&rlz=1C1GCEA_enCA899CA899&ei=VT0WY5KbHruG0PEP2O-JgAY&ved=0ahUKEwjSmYfLof75AhU7AzQIHdh3AmAQ4dUDCA4&uact=5&oq=myhomedesigner&gs_lcp=Cgdnd3Mtd2l6EAMyBAGAEAOyBAGAEAOyBAGAEAB46CggAEEcQ1gQQsAM6BQgAEIAEOg4ILhCABBDHARDRAxDUAjoFCC4QgAQ6CwguEIAEEMcBENEDOgoILhDHARDRAxAKOgcIABCABBAKOgQIABATOgYIABAKEBM6BggAEB4QDTtoECC4QCkoECEEYAEoECEYYAFcfXQFY3vYBYKv6AWgFcAF4AIAbDYgBrQiSAQQxNy4xmAEAOAEByAEHwAEB&scient=gws-wiz))) resulted in the My Home Designer website identifying you as “architect” and “Architectural designer in British Columbia”;
8. ~~9.~~ the Medium website (<https://dmcenter.medium.com/home-design-mindset-28ebfe194485>) contained the article titled “Aryo Falakrou, Architectural Designs Homes for Mindset Too” and identified you in several instances as “architectural designer”;
9. ~~10.~~ the Pursuing Profit with Principles website (<https://www.pursuingprofitwithprinciples.com/episode/aryo-falakrou>) identified you as an “architectural designer” with over 34 years of experience in “architectural and interior designs” using a “holistic-architectural” methodology;
40. ~~11.~~ My Home Designer Bark Profile (<https://www.bark.com/en/ca/company/my-home-designer/X0v3E/>) promoted itself as providing “architectural services”;
44. ~~12.~~ Christine Blanchette’s “Run with it” podcast on Apple Podcasts (<https://podcasts.apple.com/us/podcast/aryo-falakrou-architectural-designer-talks-about-his/id1539089402?i=1000515089739>) identified you as an “architectural designer”;
42. ~~13.~~ My Home Designer website (<https://myhomedesigner.com/>) stated you create “architectural extravagant” and that your business offers “an architectural experience” under the “New Custom Homes” heading; and
43. ~~14.~~ the “About Us” tab of My Home Designer website (<https://myhomedesigner.com/about-us/>) promoted a video titled “Vancouver home designer, interior designer offering you joy of an architectural extravagant!”.

**AND FURTHER TAKE NOTICE** that you, **Aryo Falakrou Architectural Technologist AIBC**, have the right, at your own expense, to be represented by legal counsel at the Discipline Hearing by the Discipline Hearing Panel pursuant to section 79 of the *PGA* and that you or your legal counsel shall have the full right to cross-examine all witnesses called and to call evidence in defence and reply in answer to the allegation.

**AND FURTHER TAKE NOTICE** that in the event of your non-attendance or failure to remain in attendance at the Discipline Hearing, the Discipline Hearing Panel pursuant to section 78 of the *PGA* may, on proof of service of this Citation upon you, proceed with the taking of evidence or otherwise ascertaining the facts concerning the allegation, your absence notwithstanding, and may make its findings on the facts and its decision without further notice to you.

**AND FURTHER TAKE NOTICE** that at the conclusion of the Discipline Hearing, if the Discipline Hearing Panel determines pursuant to section 75(5)(b) of the *PGA* that you have committed one or more of the following:

- i. Professional Misconduct;
- ii. Conduct Unbecoming a Registrant;
- iii. Incompetent performance of duties undertaken while engaged in the Registrant's Regulated Practice,

**THEN**, the Discipline Hearing Panel pursuant to section 75(6) of the *PGA* may make one or more of the following orders:

- i. a reprimand;
- ii. impose a penalty on the individual of not more than \$100,000;
- iii. impose conditions on the individual's registration;
- iv. suspend the individual from practice:
  - a. for a specified period of time;
  - b. until the individual complies with requirement (vi) below
  - c. for a specified minimum period of time and until the individual complies with requirement (vi) below
- v. cancel the individual's registration from the AIBC; and
- vi. require the individual to:
  - a. complete a remedial program; or
  - b. appear before a committee to satisfy the committee that the individual is competent to practise the registrant's regulated practice.

The Discipline Hearing Panel may also direct that certain Costs of the Discipline Hearing are payable to the AIBC by you, in the amount and within the time specified by the Discipline Hearing Panel.

Enclosed with this Citation are section 63(1) of the repealed *Architects Act*, and Bylaw 33.3 of the former Code of Ethics.

Capitalized terms in this Citation have the same meaning as defined in the [AIBC Bylaws](#).

DATED at the City of Vancouver, in the Province of British Columbia, this 02 day of October, 2024.

CITATION AMENDED December 12, 2024 pursuant to s. 7.25.1 of the AIBC Bylaws.

CITATION FURTHER AMENDED June 12, 2025, pursuant to s. 7.25.1 of the AIBC Bylaws.

ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA

<Signature Redacted>

Per:

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Mark Vernon

Chief Executive Officer & Registrar