

A lawyer received a bogus cheque in relation to a real estate transaction that had been referred to him. This cheque was in the amount of \$298,354.57. With the lawyer's consent, a copy of the cheque is attached as Schedule B. Certain identifying information has also been redacted from this cheque.

The red flags that alerted this lawyer to a possible fraud included suspect client ID verification documentation which he had received from outside Canada, as well as an incorrect tracking number for documentation he was to have received some time earlier. The tracking number he was given was for a package delivered to Salt Springs BC, not one destined for Nova Scotia. Also, this cheque arrived without any recent communication from the "client". The lawyer considered the transaction to have fallen through in October or November 2009.

Upon reviewing the cheque, the lawyer did an independent search for the phone number of the cheque's "Payor". Upon calling this number, the lawyer was advised that the cheque was in fact bogus. Had he called the number on the cheque, he probably would have been told it was a "good" cheque. In the past we have seen calls to these numbers ring through to participants in the fraud, who confirm that the cheque is good. For this reason, do your own independent search for a phone number.

In these types of schemes, fraudsters rely on lawyers to deposit the cheque received into their trust account and then pay out funds from their trust account to the fraudster quickly and before learning that the cheque is bogus. By the time the lawyer learns that the bank has debited the trust account, the money is long gone and the trust account has a shortfall in it.

ORIGINAL CHECK HAS MICRO SIGNATURE LINES AND A WATERMARK ON THE

REVERSE SIDE - HOLD UP TO A LIGHT TO VIEW

054583

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TD Bank # 10202-004  
55 King Street West  
Toronto, Ontario, M5K 1A2

ISSUE DATE

CHEQUE NUMBER

01/18/10 54583

AMOUNT

TWO HUNDRED NINETY EIGHT THOUSAND THREE HUNDRED FIFTY FOUR AND 37/100 DOLLARS

PAY  
TO THE  
ORDER  
OF

[REDACTED]  
BARRISTERS & SOLICITORS  
[REDACTED]

\*\*\*\*\* \*\*298,354.37  
*[Signature]*

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