

# West Vancouver is the Perfect Setting for This Persian-Speaking Notary

**M**ay 6, 2004, is a somewhat unique date in that it denotes the *sixth* day of the *fifth* month in the *fourth* year of the *third* millennium.

**...I couldn't be more content with my decision to pursue a Notary career and my choice of a practice location.**



Notary Fariborz (Fred) Khasha at his desk

But aside from its accidental almanac arrangement, this date has a special meaning to me. It is the day I officially became a BC Notary, at the culmination of a long and challenging route.

Soon after being admitted into The Society of Notaries Public of BC and approved to practice in the City of West Vancouver in the summer of 2004, I established my Notary business in the North Shore's Ambleside district.

Naturally, the first few weeks of my work as a new practitioner were filled with a sense of anxiety and hesitation. Now, 2-and-a-half years later, I couldn't be more content with my decision to pursue a Notary career and my choice of a practice location.

Undoubtedly, this has been the most rewarding period of my life, especially in the area of personal development—with my rising confidence and sense of self-worth associated with being part of a tradition of trust in British Columbia.

"I am in need of a Notary's service"—uttered by absolute strangers walking into my office—is soothing music to my ears. And the fact that in most instances my response to a client is, "Yes, of course I'd be happy to help you with that," gives me a feeling of inexpressible satisfaction.

From the location angle, West Vancouver is an ideal practice venue

for me for several reasons. First, its fascinating geographical setting—resting along one of BC’s most stunning shorelines—is only steps away from where I work.

Second, the city’s demographic provides me with the opportunity to serve its typically senior citizen populace, for whose convenience I offer home and hospital visits.

A third reason—and here I am speaking both as a Notary and as a Certified Translator—is the fact that West Vancouver is home to a growing number of Canadians of Iranian heritage, who constitute my primary client base. The native language of this ethnic group is Persian [Farsi].

**Currently there are no more than three Persian-speaking Notaries in the entire Province of BC and I am honoured to be one of them.**

Those among them who wish to purchase or sell a home, have a Power of Attorney drafted, or prepare a Will would understandably prefer to seek the services of a Notary who is able to explain the intricacies of the documents in a language in which they are most comfortable.

Currently there are no more than three Persian-speaking Notaries in the entire Province of BC and I am honoured to be one of them. Meeting the needs of Iranian Canadians is where some of the unique features of my practice take shape.

Detailed explanation of a borrower’s rights and obligations under a mortgage loan agreement or clarification of laws governing Wills and estates in BC—to name two examples—are among the subjects of discussion in the Persian language with most of my clients.

I have extended this aspect of my services onto my Website ([www.notarykhasha.com](http://www.notarykhasha.com)), where special components covering similar topics



are put in plain words in the Persian language. The feedback I receive from those who visit my Website is very supportive.

Some of the other unique features of my notarial services include drafting of customized legal documents such as *affidavits* and Powers of Attorney in the Persian language for the purpose of submission to various government agencies within Iran.

They facilitate a wide range of my clients’ objectives, including collection of retirement pension funds, property transfers or rentals, estate probate applications, passport issuance, and even securing exemption from mandatory military service for a family’s sole male child.

To be valid and enforceable, all such instruments that are executed by expatriate Iranians must be legalized by the Consular Section of the Iranian Embassy in Ottawa which in turn requires the signatures appearing on the instruments to have been notarized prior to their presentation to the Embassy.

The estimated number of Persian-speaking residents of this province falls somewhere between 50 and 60 thousand, the majority of whom live in the Lower Mainland—in particular the North Shore and the Tri Cities areas. On the North Shore, in almost any bank, any store, any government or private office, or any medical clinic, you will encounter at least one Persian-speaking employee, professional, or businessperson.

Estimates of the current pending landed-immigrant applications from Iran under review by Citizenship and Immigration Canada are said to be in the several-hundred-thousand range. These facts underline the necessity and magnitude of customized notarial services to be supplied to this growing segment of the province’s population. ▲

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