

**IN THE MATTER OF PART 3 OF THE
LEGAL PROFESSION ACT, RSA 2000, c. L-8**

AND

**IN THE MATTER OF A HEARING REGARDING
THE CONDUCT OF FIKEMI ADELOWOKAN
A MEMBER OF THE LAW SOCIETY OF ALBERTA**

Single Bencher Hearing Committee

Adam Drew – Chair

Appearances

Shane Sackman – Counsel for the Law Society of Alberta (LSA)
Mona Duckett, KC – Counsel for Fikemi Adelowokan

Hearing Date

November 19, 2025

Hearing Location

Virtual Hearing

HEARING COMMITTEE REPORT - SANCTION

Overview

1. The following citations were directed to hearing by the Conduct Committee Panel on April 15, 2025:
 - 1) It is alleged that Fikemi Adelowokan failed to provide legal services to the mortgage lender to the standard of a competent lawyer, including performing all functions in a competent, timely, and diligent manner, and that such conduct is deserving of sanction.
 - 2) It is alleged that Fikemi Adelowokan failed to provide legal services to the co-signer of a mortgage to the standard of a competent lawyer, including performing all functions in a competent and conscientious manner, or failed to discharge her obligations to the co-signer of a mortgage under section 7.2-12 of the Code of Conduct.
2. The following is a short summary of the background and impugned conduct:

- a) Ms. Adelowokan was admitted to the LSA in 2016 and had four years of prior legal experience in Nigeria.
 - b) Ms. Adelowokan had a short prior disciplinary history with the LSA that was not particularly relevant to these proceedings.
 - c) Ms. Adelowokan's practice is primarily in the area of family law with a secondary focus on immigration law. She had limited experience in the area of mortgage transactions and related real estate law.
 - d) On July 5, 2023, the LSA received a complaint about Ms. Adelowokan (Complaint).
 - e) After receiving and reviewing the Complaint, the LSA conducted an investigation, which determined that Ms. Adelowokan failed in her obligations to serve the mortgage lender and co-signor in a mortgage transaction where she was also acting for a primary borrower, that borrower being her client in a divorce action.
 - f) Ms. Adelowokan was cooperative with the LSA's investigation.
3. The LSA and Ms. Adelowokan entered into a Statement of Admitted of Admitted Facts, Exhibits and Admissions of Guilt (Agreed Statement) in relation to Ms. Adelowokan's conduct. The Agreed Statement, appended to this report, sets out the relevant facts (Appendix A).
4. The Conduct Committee found the Agreed Statement acceptable. Accordingly, pursuant to section 60(4) of the *Legal Profession Act (Act)*, it is deemed to be a finding of this Hearing Committee (Committee) that Ms. Adelowokan's conduct is deserving of sanction in relation to the above citations.
5. On November 19, 2025, the Committee convened a hearing into the appropriate sanction.
6. After reviewing the evidence and exhibits, and hearing the submissions of the LSA and Mona Duckett, KC, counsel for Ms. Adelowokan, for the reasons set out below, the Committee has determined that a reprimand and a fine are appropriate sanctions, with a further award of costs.

Preliminary Matters

7. There were no objections to the constitution of the Committee or its jurisdiction, and a private hearing was not requested, so a public hearing into the appropriate sanction proceeded.

Agreed Statement of Facts/Background

8. After the commencement of proceedings in relation to Ms. Adelowokan's conduct, counsel for the LSA and Ms. Adelowokan jointly submitted the Agreed Statement. The Conduct Committee found the Agreed Statement acceptable on October 21, 2025. Pursuant to section 60(4) of the *Act*, each admission of guilt in the Agreed Statement is deemed to be a finding by this Committee that Ms. Adelowokan's conduct is deserving of sanction under section 49 of the *Act*.
9. As provided by section 60(3) of the *Act*, once the Agreed Statement was accepted by the Conduct Committee, the hearing into the appropriate sanction could be conducted by a single Benchers. As a result, I was appointed to conduct the sanction hearing.

Submissions on Sanction

10. Counsel for the LSA and Ms. Adelowokan jointly submitted that the appropriate sanction was a reprimand, fine of \$4,500.00, and costs of \$4,300.00.

Decision on Sanction

11. Counsel for the LSA and Ms. Adelowokan confirmed their understanding that the Committee is not bound by a joint submission on sanction. That said, a Committee is required to give significant deference to a joint submission and should not depart from a joint submission on sanction unless it would bring the administration of justice into disrepute or is otherwise contrary to the public interest.
12. Counsel jointly provided cases laying out a range of citations for comparable conduct: *Law Society of Alberta v. Andresen*, 2021 ABLS 8; *Law Society of Alberta v. Gillis*, 2015 ABLS 1; *Law Society of Alberta v. Singh*, 2022 ABLS 17; *Law Society of Alberta v. Peddie*, 2016 ABLS 49; *Law Society of Alberta v. Lacourciere*, 2017 ABLS 6. The range of penalties for similar conduct normally includes reprimand and fines, with suspension being unusual.
13. Counsel agreed that while the conduct in this matter (that is: failing to provide legal services to the standard of a competent lawyer, and specifically failing to provide services in a competent, timely, and diligent manner and failing to perform all functions in a competent and conscientious manner) was deserving of sanction, when placed on the spectrum of behaviour described by the citations, the conduct in this matter was on the lower end of severity.

14. In particular, both counsel described the conduct as not being motivated by personal gain, but a result of inadvertence and sloppiness of practice, and a failure to recognize the competing obligations required in the circumstances. They underscored that this behaviour did not raise concerns with the member's honesty or integrity, noting that she fully cooperated with the investigation and admitted the wrongdoing relatively quickly.
15. LSA counsel noted the following as aggravating factors:
 - a) Ms. Adelowokan's previous but unrelated disciplinary history;
 - b) That the conduct exposed the mortgage lender to some risk, though the lender did not suffer any actual harm; and
 - c) That the co-signor who was also exposed to risk was vulnerable and otherwise unrepresented.
16. The approach taken by both Ms. Adelowokan and the LSA in dealing with this matter through an agreed statement and admission of guilt also avoided an unnecessary contested hearing, witness inconvenience, and process costs.
17. Based on the excellent submissions of counsel for the LSA and counsel for Ms. Adelowokan, the Committee found that the joint submission was not contrary to the public interest, and accepted the position of counsel on penalty. Accordingly, the Committee imposed a reprimand, a fine of \$4,500.00, and an order for costs of \$4,300.00.
18. The reprimand was delivered orally, as follows:

The Hearing Guide of the Law Society requires that Hearing Committees take a purposeful approach to sanctioning a member who has been found guilty of conduct deserving of sanction. The fundamental purpose of sanctioning is the protection of the best interests of the public and the protection of the reputation and standing of the legal profession generally.

Ms. Adelowokan, I acknowledge your co-operation with the Law Society leading up to today and resolving these complaints by admitting guilt and by proceeding with a single Benchers hearing. Your admissions have permitted these citations to be resolved on a more efficient basis, which is not just a benefit to you, but is a benefit to the public and to the Law Society.

Mr. Adelowokan, you are an experienced lawyer, having practiced law in Alberta for nearly 10 years, and in Nigeria for four years prior. You have a prior disciplinary history, but it arises out of a different context than what is before me.

I have noted the comments of both your counsel and counsel for the law society, stressing that your actions which resulted in these citations do not create concerns with your integrity or your honesty, but these citations emerge out of a situation of unfamiliarity, inexperience, and carelessness.

I had heard limited submissions about the direct impact these citations have had upon your practice.

I expect that facing these citations is an enormous disappointment. You have admitted guilt on two citations. Those citations are serious and have the potential for serious consequences. While there was no loss to the lender, there was an exposure to risk for both the lender and the co-signer, to each of whom you had responsibilities.

In these matters, you put your professional reputation and integrity at risk and your clients' interests at risk. In making these comments today and in expressing this reprimand today, I urge you to constantly have at the forefront of your mind and your practice the integrity required of all of us as members of this profession and the diligence that we all must demonstrate to protect our clients' interests and to maintain our reputation and the reputation of this profession.

In concluding, I wish you the best as you move forward from these very difficult circumstances and thank you for your attendance today.

Concluding Matters

19. Both the fine and the order for costs were subject to an order for time to pay. The time was fixed at 18 months from the time of this written decision.
20. The Costs Order will be appended to this decision (Appendix B).
21. No notice to the Attorney General is required, and therefore none is ordered.
22. No notice to the profession is required, and therefore none is ordered.
23. The exhibits, other hearing materials, and this report will be available for public inspection, including the provision of copies of exhibits for a reasonable copy fee, except that identifying information in relation to persons other than Ms. Adelowokan will be redacted and further redactions will be made to preserve client confidentiality and solicitor-client privilege (Rule 98(3)).

Dated December 16, 2025.

Adam Drew

Appendix A

IN THE MATTER OF THE *LEGAL PROFESSION ACT*

- AND -

IN THE MATTER OF A HEARING REGARDING THE CONDUCT OF
OLUWAFIKEMI ADELOWOKAN
A MEMBER OF THE LAW SOCIETY OF ALBERTA

HEARING FILE HE20250080

**STATEMENT OF ADMITTED FACTS, EXHIBITS
AND ADMISSIONS OF GUILT**

Background of Member

1. On December 5, 2016, I was admitted as a member of the Law Society of Alberta (the “**LSA**”).
2. Before my admission to the LSA, I practiced law in Nigeria from 2008 to 2012, after which I moved to Canada.
3. My current status with the LSA is Active/Practicing.
4. I have a prior disciplinary history as follows:
 - a. I was found guilty of conduct deserving of sanction in *Law Society v Adelowokan*, 2020 ABLS 2. I received a reprimand and was ordered to pay costs for the following citations:
 1. It is alleged that Ms. Adelowokan obstructed an examination of a witness and that such conduct is deserving of sanction; and
 2. It is alleged that Ms. Adelowokan failed to be candid with the Immigration and Refugee Board and that such conduct is deserving of sanction.
5. On March 23, 2023, I completed a Mandatory Conduct Advisory addressing the issues of ensuring that clients understand the terms of an Order and obtaining client instructions before finalizing an Order.

Tab 1 – MCA dated March 24, 2023
6. My practice is primarily focused on family law and some immigration.

Procedural Background

7. This hearing arises from one complaint: [Complaint number].

8. On July 5, 2023, the LSA received a complaint from Mr. [C]

Tab 2 – Information Concerning a Lawyer

9. I had acted for Ms. [A], [C's] wife, in a divorce and matrimonial property matter.
10. I provided an initial response to this complaint on November 2, 2023, and I was interviewed by LSA investigators on July 17, 2024.

Tab 3 – Letter from Ms. Adelowokan dated November 2, 2023

Tab 4 – Transcript of Interview dated July 17, 2024

11. I was provided with a copy of the LSA's investigation report, and I provided a further response to the LSA arising out of their investigations on November 15, 2024.

Tab 5 – Letter from Ms. Adelowokan dated November 15, 2024

12. The LSA conducted a review of the allegations, resulting in a referral to the Conduct Committee.
13. On April 15, 2025, the Conduct Committee directed that the following three citations be dealt with by a Hearing Committee:
1. It is alleged that Fikemi Adelowokan failed to provide legal services to the mortgage lender to the standard of a competent lawyer, including performing all functions in a competent, timely, and diligent manner, and that such conduct is deserving of sanction.
 2. It is alleged that Fikemi Adelowokan failed to provide legal services to the co-signer of a mortgage to the standard of a competent lawyer, including performing all functions in a competent and conscientious manner, or failed to discharge her obligations to the co-signer of a mortgage under section 7.2-12 of the Code of Conduct.
 3. It is alleged that Fikemi Adelowokan failed to give prompt notice to the Alberta Lawyers Indemnity Association (ALIA) of circumstances that may have given rise to a claim, and that such conduct is deserving of sanction.

Tab 6 – Citations

Background of the Transaction

14. [C] and [A] (collectively the "**Couple**") separated in 2020.

15. I was retained by [A] in 2021 to act in her divorce and matrimonial property matter.
16. [C] was also represented by counsel.
17. In and around March 2023, I was advised by [A] that the variable rate mortgage on the matrimonial home significantly increased, and she asked me to assist her to refinance to avoid potential foreclosure.
18. [C] did not attend meetings with the bank regarding refinancing the matrimonial home, despite being asked to attend.
19. [A] was able to find a friend to be a co-signer for a new mortgage with CIBC, Mr. [U].
20. At the time, I had only ever assisted in one real estate transaction, and I had never completed a refinancing. I contacted my mentor who had experience in real estate to get some assistance on how to proceed. I forwarded him the email with instructions on the mortgage and took his advice about the next steps.
21. I sent my mentor the documents I received and he sent me forms and template documents and provided some step by step assistance on how to complete the transaction. I inadvertently left some of his contact details on the transfer forms.

Re-financing Closing

22. On June 13, 2023, the mortgage lender sent me a letter of direction appointing me to act on their behalf.

Tab 7 – Letter of Direction dated June 13, 2023

23. I also acted for [A]. I did not think about my position as counsel in relation to Mr. [U] on the refinancing transaction.
24. As I did not turn my mind to my obligations regarding Mr. [U]'s, I admit I did not:
 - a. advise him to obtain independent legal representation;
 - b. take care to see that he was not proceeding under the impression that his interests were being protected by me; or

- c. make clear to Mr. [U] that I was acting in [A]’s interests.
25. At the time, the matrimonial home was registered to the Couple jointly.
26. The Couple were in active negotiations regarding their matrimonial property action when the refinancing occurred.
27. It was suggested during negotiations that [C] would eventually transfer the matrimonial home to [A], but no formal written agreement was in place when the refinancing occurred.

Tab 8 – Emails

28. The Letter of Direction from the lender includes the following terms:

[Y]ou must notify us immediately in writing if the owners of the property are not the same as the borrower(s) above, and you may not close the transaction unless you receive our written instructions to do so ... In all cases, we require that you complete the Solicitor’s Interim Report/Requisition for Funds to identify which borrowers are not mortgagors.

[...]

We appoint you to act as our solicitor in registering a collateral charge/mortgage of land, as a first charge, upon the mortgagor’s property as described above and in accordance with this Letter of Direction and our Instructions to Solicitor/Notary for Collateral Mortgages.

29. The lender also provided a list of funding conditions including the following:

Confirmation that independent legal advice has been obtained for any borrowers NOT receiving direct benefit from the proceeds of this line of credit (and mortgage loan if applicable), and, if there is any borrower who are not (sic) a registered owner of the securing property, all owners of the securing property must receive independent legal advice.

30. On June 15, 2023, I completed and signed a request for funds and sent the same to the lender. In that request, I certified that all requirements in the instructions were met including that any independent legal and been sought and that the mortgagor would have good and marketable title free and clear of encumbrances.

Tab 9 – Request for Funds dated June 15, 2023

31. Mr. [U] was a co-signer on the refinancing deal. Mr. [U] was not a registered owner of the securing property.
32. I did not take steps to recommend that Mr. [U] receive independent legal advice during the refinancing transaction. I did not advise Mr. [U] of the legal ramifications of being a co-signer on a mortgage.

33. I did not advise the lender that one of the borrowers, Mr. [U], was not an owner of the property.
34. I did not prepare a joint retainer or conflict letter for any of the parties on this transaction.
35. I did not have a signed dower release or transfer of title from [C] when I closed the refinancing transaction nor did I request the signed documents from [C] or his counsel in advance of the transaction.
36. On June 16, 2023, I received a payout statement from the former mortgagor (RBC) in the amount of \$329,347.96.
37. On June 18, 2023, I received funds from the new mortgagor (CIBC) of \$336,000. I issued a cheque to RBC of \$329,347.96 to clear the previous mortgage.
38. On July 4, 2023, after discharging the RBC mortgage, I contacted [C's] counsel in the matrimonial action requesting they sign the dower release and transfer of title.

Tab 8 – Emails

39. On July 5, 2023, [C's] counsel contacted me advising:

I did not receive any missed calls from you yesterday. I don't recall raising the property issue in court, but the last offer I had sent you in that regard is attached. I had also followed up with you on the RBC mortgage renewal in February but hadn't heard back.

Further to the matrimonial home, my client advises that to his surprise the RBC mortgage has apparently been discharged, please advise. Respecting a transfer of the home, we will need to exchange more disclosure to calculate equalization payment and have further settlement discussions on that issue, ideally culminating in a separation agreement. Please advise on your client's position respecting a transfer [...]

40. [C] would not sign the dower release or transfer until the Couple resolved the matrimonial matter.

Post Re-Financing Closing

41. The Couple continued to work on resolving their matrimonial matter post-closing.
42. A final division of property was not agreed until October 2024.

43. I did not advise CIBC that [C] would not sign the transfer documents or that a mortgage was not registered on title.
44. Mr. [U] subsequently sought to be removed from the mortgage as it was impacting his credit score and he wanted to obtain his own mortgage on another property.

Tab 10 – Email exchange January 2025

45. I did not receive a signed dower release and land transfer from [C] until the fall of 2024. I sent the final documents for registration at land titles after the divorce settlement in 2024 but there have been further difficulties getting the mortgage registered.
46. As of July 3, 2025, CIBC does not have a mortgage on title.

Tab 11 – Title Search dated July 3, 2025

Failure to Report

47. I did not adequately appreciate at the time of the refinancing transaction that my client was not only [A]. I also acted for the bank and Mr. [U].
48. In my July interview with the LSA, I confirmed that I did not understand that I was also acting for the bank. I advised the LSA that I believed that I was indirectly representing Mr. [U]. I did not appreciate my obligation and duties with Mr. [U].
49. As a result, I did not take adequate steps to ensure that the bank's instructions were followed. I did so out of a lack of understanding of my obligations and not to assist my client with an improper purpose.

ADMISSIONS OF FACTS AND GUILT

50. I admit as facts the statements in this Statement of Admitted Facts and Admissions of Guilt for the purposes of these proceedings.
51. I admit that:
 - a. I failed to provide legal services to the mortgage lender on a mortgage refinancing to the standard of a competent lawyer;
 - b. I failed to discharge my obligations to the co-signer of a mortgage under section 7.2-12 of the Code of Conduct.

52. When I admit guilt to the conduct described in herein, I admit that the conduct is “conduct deserving of sanction” as defined under section 49 of the *Legal Profession Act*.

ACKNOWLEDGEMENTS

53. I have had the opportunity to consult with legal counsel.
54. I have signed this statement freely and voluntarily, without compulsion or duress.
55. I understand the nature and consequences of my admissions.
56. I understand that, although entitled to deference, a Hearing Committee is not bound to accept a joint submission.

THIS STATEMENT OF ADMITTED FACTS, EXHIBITS, AND ADMISSIONS OF GUILT IS MADE THIS _____ DAY OF _____, 2025.

Fikemi Adelowokan

Appendix B

IN THE MATTER OF THE *LEGAL PROFESSION ACT, RSA 2000, c L-8 (“Act”)*

- AND -

IN THE MATTER OF A HEARING REGARDING THE CONDUCT OF

FIKEMI ADELOWOKAN

A MEMBER OF THE LAW SOCIETY OF ALBERTA

HEARING FILE HE20250080

COSTS ORDER

WHEREAS:

- I. this matter was heard by the Hearing Committee on November 19, 2025;
- II. the Law Society of Alberta presented an Estimated Statement of Costs indicating a total sum of \$6,467.00; and
- III. the Hearing Committee ordered that Fikemi Adelowokan pay costs pursuant to Section 72(2)(c) of the *Act* as follows;

IT IS ORDERED THAT:

1. Fikemi Adelowokan will pay costs to the Law Society of Alberta in the total sum of \$4,300.00 (the "Costs").
2. The Costs will be paid on or before May 19, 2027, failing which Ms. Adelowokan will be suspended pursuant to section 79 of the *Act*.

DATED December 1, 2025.

ADAM DREW