



IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*, SBC 2004, c. 42

AND

**CRICKET PROPERTY MANAGEMENT INC., CRICKET PROPERTY MANAGEMENT (BC) INC.,
KAPENE TIO MOHIRUATEA HIROTI, and THOMAS HONGYANG ZHANG**

ORDER TO FREEZE PROPERTY

UNDER SECTIONS 46 AND 48 OF THE *REAL ESTATE SERVICES ACT*

UPON reading the sworn Affidavit of Jeffrey Wright, Investigator, and upon hearing the submissions of legal counsel for the staff of the Office of the Superintendent of Real Estate, the Superintendent of Real Estate in BC (“Superintendent”) is satisfied that the requirements under sections 46 and 48 of the *Real Estate Services Act* (“RESA”) have been met:

1. There has been conduct on the part of Cricket Property Management Inc., Cricket Property Management (BC) Inc., Kapene Tio Mohiruatea Hiroti, and Thomas Hongyang Zhang in respect of which the Superintendent could make an order;
2. The length of time required to complete an investigation or hold a hearing, or both, in order to make such order, would be detrimental to the public interest; and
3. It is in the public interest to make an order against of Cricket Property Management Inc., Cricket Property Management (BC) Inc., Kapene Tio Mohiruatea Hiroti, and Thomas Hongyang Zhang.

THEREFORE, I make the following orders pursuant to sections 46(2)(a), 46(3), and 48(4)(f) of RESA as follows that:

4. Cricket Property Management Inc., Cricket Property Management (BC) Inc., Kapene Tio Mohiruatea Hiroti, and Thomas Hongyang Zhang be prohibited from withdrawing any funds out of the bank accounts currently held by Cricket Property Management Inc. and Cricket Property Management (BC) Inc. on deposit for Cricket Property Management Inc. and Cricket Property Management (BC) Inc., and

whether held solely or jointly, located at the [REDACTED]
Vancouver, BC, [REDACTED] including the following account:

- [REDACTED]

with immediate effect and until such time as a further order is made by the Superintendent or by an order of the court.

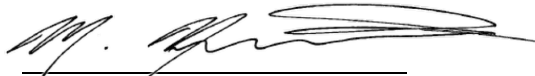
5. The [REDACTED] freeze and hold and provide the balances forthwith to the Superintendent for all accounts held on deposit for or in the name of Cricket Property Management Inc. and Cricket Property Management (BC) Inc., whether solely or jointly, held at the [REDACTED]
[REDACTED] Vancouver, BC, [REDACTED] including the following bank account:

- [REDACTED]

with immediate effect and until such time as further order is made by the Superintendent or by an order of the court.

TAKE NOTICE that Cricket Property Management Inc., Cricket Property Management (BC) Inc., Kapene Tio Mohiruatea Hiroti, and Thomas Hongyang Zhang may require a hearing before the Superintendent under sections 51(3) and 45(6) of RESA or appeal these orders to the Financial Services Tribunal under section 54(1)(e) of RESA.

This Order is made on May 6th, 2021, at Vancouver, British Columbia.



MICHEAL NOSEWORTHY
Superintendent of Real Estate
Province of British Columbia