



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 IN URGENT CIRCUMSTANCES

UNDER SECTIONS 48, 49, AND 51 OF THE *REAL ESTATE SERVICES ACT*

UPON reading the sworn Affidavit of Jeffrey Wright, Investigator, and hearing the submissions from legal counsel for the staff of the Office of the Superintendent of Real Estate (“OSRE”), the Superintendent of Real Estate (“Superintendent”) is satisfied that the requirements under sections 48, 49, and 51 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 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 49(2)(a) and (b), 51(1) (a) and (b), and 51 (2)(a) of RESA:

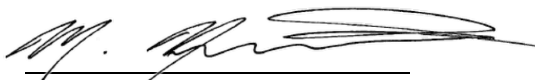
1. Cricket Property Management Inc., Cricket Property Management (BC) Inc., Kapene Tio Mohiruatea Hiroti, and Thomas Hongyang Zhang:
 - a) Cease providing, including offering to provide, directly or indirectly, real estate services, including rental property management services, in British Columbia, effective immediately, unless and until they become licensed to do so under RESA.

- b) Forthwith deliver up and provide outstanding documents and financial records requested by OSRE including, but not limited to, financial records for each of the owners, including client ledgers or reconciliations, or accounting of funds received, disbursed, or held on account of the owner; details of fee structures; details of remuneration received including fees and commissions; list of complaints, tenant contact information; and complete client and property lists;
 - c) Return all rental and deposit monies to property owners as soon as practicable and provide evidence of same to the Superintendent;
 - d) Take reasonable steps to inform the public that Cricket Property Management is not licensed under RESA and not exempted under the the *Real Estate Services Regulation* to provide real estate services in BC, including rental property management services, which includes, but is not limited to posting this Order on its website and other social media platforms;
 - e) Immediately remove from its websites and all other social media platforms all references to Cricket Property Management providing rental property management in BC.
2. Cricket Property Management Inc., Cricket Property Management (BC) Inc., Kapene Tio Mohiruatea Hiroti, and Thomas Hongyang Zhang cease all dealings with the bank accounts currently held by Cricket Property Management Inc. and Cricket Property Management (BC) Inc. on deposit for or in the name of Cricket Property Management Inc. and Cricket Property Management (BC) Inc., whether held solely or jointly, including the following bank account located at the [REDACTED] [REDACTED] Vancouver, BC, [REDACTED], including the following 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. and Cricket Property Management (BC) Inc. 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