

**IN THE MATTER OF THE REAL ESTATE SERVICES ACT,
S.B.C. 2004, c. 42 as amended**

AND

IN THE MATTER OF

WEI QING (WENDY) YANG (159561)

AND

WENDY YANG PERSONAL REAL ESTATE CORPORATION (159561PC)

FURTHER AMENDED NOTICE OF DISCIPLINE HEARING

TO:

Wei Qing (Wendy) Yang
Wendy Yang Personal Real Estate Corporation
Metro Edge Realty
345 - 3150 East 54th Avenue
Vancouver, B.C., V5S 1Z1

TAKE NOTICE that a Discipline Committee of the Real Estate Council of British Columbia (the "Council") will hold a virtual discipline hearing under Part 4 of the *Real Estate Services Act* ("RESA") on **October 26, 2020 to November 6, 2020** commencing at **9:30 am** ~~at the office of the British Columbia Securities Commission at 701 West Georgia Street, in Vancouver B.C.~~ to determine whether your conduct while licensed with Pan Pacific Platinum Real Estate Services Inc. dba New Coast Realty, contravened the RESA, regulations made under the RESA ("Regulations"), or rules made under the RESA ("Rules") in effect at the relevant time.

AND TAKE NOTICE the allegations against you are as follows:

1. You committed professional misconduct within the meaning of section 35(1)(a) of the RESA when acting as the listing agent for Mxxxxx and Sxxxxx Sxxxxxxx (the "Sellers") of property located at #xxx-xxxx Bxxxxxxxx Wxx, Richmond, B.C. (the "Property").
2. You failed to cancel the listing of the Property on October 7, 2015 upon being asked to do so by the Sellers, you failed to provide to the Sellers and have the Sellers sign a Cancellation of Multiple Listing Form in relation to the listing of the Property, you signed the Cancellation of Multiple Listing Form on November 26, 2016 on behalf of the Sellers without obtaining their consent to do so, and you failed to advise the Sellers of the terms and conditions of the cancellation of the listing and, in particular, that upon cancellation of the listing on November 26, 2016, the Property could not be re-listed until January 26, 2017, 60 days from the date of cancellation, contrary to sections 3-3(c) [act only within the scope of authority of clients] and 3-4 (act honestly with reasonable care and skill) of the Rules.

AND TAKE FURTHER NOTICE that if you are found by the Discipline Committee to have committed professional misconduct, the Discipline Committee will make discipline orders against you and may also order you to pay enforcement expenses incurred by the Council under sections 43 and 44 of the RESA.

AND FURTHER TAKE NOTICE that if you do not attend the hearing, the Discipline Committee may proceed with the hearing in your absence upon proof of service of this Notice of Discipline Hearing. The Discipline Committee may hear evidence and make findings regarding your conduct and may make orders under sections 43 and 44 of RESA, without further notice to you.

AND TAKE FURTHER NOTICE that you are entitled, at your own expense, to be represented by legal counsel at the hearing and to cross-examine witnesses called by the Council and call evidence in your defence and reply to the allegations.

Dated at the City of Vancouver, B.C. this 25th day of August, 2020.

Real Estate Council of British Columbia

“Charlene McLaughlin”

Per: Charlene McLaughlin
Director, Legal Services