

**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
c/o 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 as acting as the listing agent for property located at xxx - xxxx Lxxxxx Dxxxx, Richmond, B.C. (the "Property"), and without the knowledge and/or consent of your managing broker, and contrary to the brokerage's policy about cancelling a listing or accelerating a listing's expiry date, you altered an amendment of multiple listing contract form, or alternatively, made use of another amendment form that had been previously signed by the managing broker for an unrelated listing, in order to change the expiry date for the listing of the Property from June 30, 2016 to February 1, 2016, contrary to section 3-4 [act honestly and with reasonable care and skill] of the Rules.

2. You committed professional misconduct within the meaning of section 35(1)(a) of the RESA and failed to act honestly and with reasonable skill and keep your managing broker informed when you listed the Property for sale with an unrelated brokerage, contrary to section 7(3)(a) [must not provide real estate services other than on behalf of the brokerage in relation to which they are licensed] of the RESA, and sections 3-2(2)(a) [failed to managing broker informed], 5-1(4) [specific content requirements] 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