

**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 Holdings Ltd. dba Metro Edge Realty  
345 - 3150 East 54<sup>th</sup> 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 Fxxxxxx Kxxx (the "Seller") of residential property located at xxxxx-xxxx Sxxxxx, Surrey, B.C. (the "Property") and, as the leader of the Wendy Yang Team.
2. You failed to disclose the nature of the representation you were providing to the Seller, contrary to sections 3-4 [act with reasonable care and skill] and 5-10(a) [disclosure of representation] of the Rules, when you:
  - (a) allowed and/or directed Yxxxx (Sxxxx) Zxxxx ("Mr. Zxxxx"), who was a member of the Wendy Yang Team, to prepare the contract of purchase and sale for the

Property, that indicated that you were the designated agent for the Seller and he was the designated agent for the buyer, when you and Mr. Zxxxx had at the same time entered into a limited dual agency agreement with the Seller and the buyer;

- (b) failed to ensure that all members of the Wendy Yang Team were included as designated agents of the Seller on either of the multiple listing agreements; and
  - (c) failed to ensure that all members of the Wendy Yang Team were identified on the contract of purchase and sale.
3. You failed to act with reasonable care and skill and disclose all material information and remuneration, contrary to sections 3-4 [act with reasonable care and skill], 3-3(f) [duty to disclose all known material information] and 5-11 [disclosure of remuneration] of the Rules, when you:
- (a) failed to disclose to the Seller that Mr. Zxxxx would only be paid \$950.00 of the total commission, and that the balance of the commission, plus the \$20,000 bonus offered to Mr. Zxxxx (as the buyer's designated agent) would not be given to Mr. Zxxxx, but would rather be disbursed among you, New Coast Realty and Lxx (Cxxxx) Yxxx who was another member of the Wendy Yang Team; and
  - (b) failed to ensure (in your capacity as a limited dual agent) that the full amount of the commission payable to the brokerage was disclosed to the buyer.

**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”

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Per: Charlene McLaughlin  
Director, Legal Services