



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*

Having made an Order in Urgent Circumstances under section 51 of the *Real Estate Services Act* (“RESA”) on May 6, 2021 against Cricket Property Management Inc., Cricket Property Management (BC) Inc., Kapene Tio Mohiruatea Hiroti, and Thomas Hongyang Zhang, and upon hearing the evidence of staff and the submissions of legal counsel for the Office of the Superintendent of Real Estate, I consider it to be in the public interest to make the following order pursuant to sections 46(1), 46(2)(a), 46(3),(4) and (6) and 48(4)(f) of RESA that:

1. The [REDACTED] freeze and hold and provide the balance(s) forthwith to the Superintendent of Real Estate for the bank account(s) associated with the purchase of the following bank drafts:

(a) Date of Purchase: [REDACTED]
Purchaser: Kapene Tio (Mohiruatea) Hiroti
Transit - Serial No.: [REDACTED]
Draft #: [REDACTED]
Payee: [REDACTED]
Amount: [REDACTED]

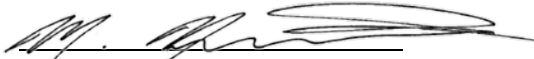
(b) Date of Purchase: [REDACTED]
Purchaser: Kapene Tio (Mohiruatea) Hiroti
Transit - Serial No.: [REDACTED]
Draft #: [REDACTED]
Payee: [REDACTED]
Amount: [REDACTED]

(c) Date of Purchase [REDACTED]
Purchaser: Kapene Tio (Mohiruatea) Hiroti
Transit - Serial No.: [REDACTED]
Draft #: [REDACTED]
Payee: [REDACTED]
Amount: [REDACTED]

2. Kapene Tio Mohiruatea Hiroti be prohibited from withdrawing any funds out of the bank account(s) [REDACTED] as set out in 1(a), (b) and (c) above.
3. This order has immediate effect until such time as a further order is made by the Superintendent of Real Estate or by an order of the court.

TAKE NOTICE that Kapene Tio Mohiruatea Hiroti may require a hearing before the Superintendent of Real Estate under sections 51(3) and 45(6) of RESA or appeal this order to the Financial Services Tribunal under section 54(1)(e) of RESA.

This Order is made on June 25, 2021 at Vancouver, British Columbia.



MICHEAL NOSEWORTHY
Superintendent of Real Estate
Province of British Columbia