



IN THE MATTER OF THE *MORTGAGE BROKERS ACT*,  
RSBC 1996, c. 313 as amended

-AND-

IN THE MATTER OF HOU YIN HO also known as JEFFERY HO

-AND-

ELITE LENDING CORP. DBA: DOMINION LENDING CENTRES ELITE LENDING

(Pursuant to sections 8 and 8(1) of the *Mortgage Brokers Act*)

NOTICE OF HEARING

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations that will be considered at a hearing. The allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers, or their appointee, has determined their validity.

To: Hou Yin Ho also known as Jeffery Ho  
4830 Nanaimo Street  
Vancouver, BC  
V5N 0A8

Elite Lending Corp. Dba : Dominion Lending Centres Elite Lending  
4830 Nanaimo Street  
Vancouver, BC  
V5N 0A8

**TAKE NOTICE** that the Registrar of Mortgage Brokers ("Registrar") will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* ("MBA") at the offices of the Registrar, located at the office of the Financial Institutions Commission at **2800 - 555 West Hastings Street in Vancouver, British Columbia** to provide each of you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA, or regulations made under the MBA ("Regulations").

The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this notice, the hearing date will be determined by the Registrar.

**AND TAKE NOTICE** that the allegations against **HOU YIN HO also known as JEFFERY HO** ("Mr. Ho") are as follows:

1. In his capacity as a submortgage broker, Mr. Ho conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1)(i) of the MBA when he knew mortgage applications submitted to lenders were misleading by:
  - a. Failing to disclose in mortgage applications submitted to lenders that one or more of the borrowers set out in the attached Schedule A were seeking concurrent mortgage financing for the purchase of other properties; and/or
  - b. Submitting mortgage applications to lenders on behalf of the borrowers set out in the attached Schedule A, on the basis that the properties would be owner occupied when he knew or ought to have known that the properties would not be owner occupied.
2. In his capacity as a submortgage broker, Mr. Ho conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1)(i) of the MBA when he knew or ought to have known that mortgage applications submitted to lenders were misleading by:
  - a. Failing to disclose in mortgage applications submitted to lenders that one or more of the borrowers set out in the attached Schedule B were seeking concurrent mortgage financing for the purchase of other properties; and/or
  - b. Submitting mortgage applications to lenders on behalf of the borrowers set out in the attached Schedule B, on the basis that the properties would be owner occupied when he knew or ought to have known that the properties would not be owner occupied.
3. In his capacity as a submortgage broker, Mr. Ho conducted business in a manner that is prejudicial to the public interest contrary to section 8(1)(i) of the MBA by submitting mortgage applications dated March 24, 2017 and April 5, 2017, to lenders on behalf of [REDACTED] when he knew or ought to have known the mortgage applications were misleading in that Mr. Ho:
  - a. Failed to disclose in a mortgage application submitted to lenders that the [REDACTED] were seeking concurrent financing to purchase a rental property; and/or
  - b. Submitted concurrent mortgage applications to different lenders which each stated a different monthly rental income for the same suite of \$1,000 in one mortgage application and \$1,500 in another mortgage application.

4. In his capacity as a submortgage broker, Mr. Ho conducted business in a manner that is prejudicial to the public interest contrary to section 8(1)(i) of the MBA by creating and/or submitting three residential tenancy agreements, signed by [REDACTED] and dated July 5, 2016, July 15, 2016, and April 16, 2017, on behalf of [REDACTED] to lenders which Mr. Ho knew or ought to have known were not genuine, and upon which he knew the lenders would rely on as if the documents were genuine.

**AND TAKE NOTICE** that the allegations against **ELITE LENDING CORP. DBA: DOMINION LENDING CENTRES ELITE LENDING** are as follows:

5. Contrary to section 6(a) of the Regulations, Elite Lending Corp. dba: Dominion Lending Centres Elite Lending failed to keep such books and records as are necessary for the property recording of business transactions and financial affairs in that it was unable to confirm the identity of the broker of record with respect to mortgage applications submitted on behalf of [REDACTED] and on behalf of [REDACTED]

**AND TAKE FURTHER NOTICE** that in the event the Registrar determines that the conduct of either of you, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA, including but not limited to, the remedies permitted pursuant to section 8 and 8 (1) of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6 (9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

**AND TAKE FURTHER NOTICE** that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all 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 you and your counsel will have the full right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Issued at the City of Vancouver, BC this 9<sup>th</sup> day of September 2019

Registrar of Mortgage Brokers



Per: Chris Carter  
Deputy Registrar of Mortgage Brokers  
Province of British Columbia



**SCHEDULE "A" TO NOTICE OF HEARING**

BORROWER	MORTGAGE APPLICATIONS DATED
[REDACTED]	September 8, 2014, September 12, 2014, and September 16, 2014
[REDACTED]	September 24, 2014, September 25, 2014, and September 29, 2014
[REDACTED]	June 12, 2014, June 12, 2014, June 18, 2014, June 20, 2014, and June 23, 2014

**SCHEDULE "B" TO NOTICE OF HEARING**

BORROWER	MORTGAGE APPLICATIONS DATED
[REDACTED] [REDACTED]	January 14, 2015 and March 13, 2015
[REDACTED] [REDACTED]	September 21, 2015 and October 19, 2015
[REDACTED]	February 24, 2016 and March 8, 2016