

BC FINANCIAL SERVICES AUTHORITY

**IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*
SBC 2004, c 42 as amended**

AND

SHARON RONG HUANG

AMENDED NOTICE OF HEARING

(Pursuant to section 48(2) of the *Real Estate Services Act*)

[This Notice has been redacted before publication.]

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

To: Sharon Rong Huang
[Address Redacted]

TAKE NOTICE that the Superintendent of Real Estate ("Superintendent") ~~or an appointee of the Superintendent of the BC Financial Services Authority ("BCFSA")~~ will hold a hearing pursuant to section 48(2) of the *Real Estate Services Act* (the "Act") ~~at the offices of the Superintendent, located at the BC Financial Services Authority, 2800 – 555 West Hastings Street, Vancouver, British Columbia~~ on **July 25-29, 2022** commencing at 9:30am in the Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street Vancouver British Columbia V6C 2T8** or such other (including virtual) Hearing Room of which BCFSA informs you to provide you, Sharon Rong Huang, an opportunity to be heard prior to the Superintendent making any order under the Act ~~should it be determined that your conduct contravened the Act.~~

~~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 unilaterally by the Superintendent.~~

AND TAKE NOTICE that the allegations against you, Sharon Rong Huang ("Ms. Huang") are as follows:

1. Ms. Huang provided rental property management services in British Columbia without being licensed to do so under the provisions of the *Real Estate Services Act* (the "Act") and without being otherwise exempt from licensing under the Act, contrary to section 3(1) of the Act, when she engaged in one or more of the following activities in relation to each of the four properties listed in Schedule "A" (the "Properties"):

- a. provided trading services in relation to the rental property including finding tenants for the property;
 - b. collected rents or security deposits for the use of the real estate;
 - c. managed the real estate on behalf of the owners by:
 - i. making payments to third parties;
 - ii. negotiating or entering into tenancy agreements; or
 - iii. managing landlord and tenant matters.
2. Ms. Huang received remuneration in exchange for the rental property management services described in paragraph (1), in relation to some or all of the Properties.
3. Ms. Huang withheld, concealed or refused to provide information that was reasonably required for the purposes of the investigation, contrary to section 37(4) of the Act, in that she:
 - a. stated in her September 27, 2019 and October 9, 2019 written responses to Staff of the Superintendent of Real Estate ("Staff") that she had not provided rental property management services to the owners of two of the Properties, when that statement was not true; and
 - b. failed to attend an interview despite requests from Staff.

AND TAKE FURTHER NOTICE that the Superintendent may make any of the following orders with respect to a party to the hearing if he determines that the party did not hold a licence under the Act at a time when the party engaged in any activity for which a licence is required:

1. cease providing real estate services without being licensed to do so under the Act, pursuant to section 49(2)(a) of the Act;
2. carry out specified actions that the Superintendent considers necessary to remedy the situation, pursuant to section 49(2)(b) of the Act;
3. pay a penalty in an amount of not more than the maximum \$250,000 for each contravention, pursuant to section 49(2)(d)(ii) of the Act; and
4. pay an additional penalty up to the amount of remuneration you accepted for the rental property management services she provided, pursuant to section 49(2)(e) of the Act;
5. pay the costs of the investigation and hearing, pursuant to section 49(2)(c) of the Act.

AND TAKE FURTHER NOTICE that in the event of your non-attendance at the hearing, the Superintendent may proceed with the hearing in your absence. The Superintendent 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.

AND TAKE FURTHER NOTICE that Notices of Hearing issued by the Superintendent include allegations which will be considered at a hearing. Please note that the allegations contained in a Notice of Hearing are unproven until the Superintendent or his designate has determined their validity.

Issued at the City of Vancouver, in the Province of British Columbia, this ~~24~~ 16th day of ~~June, 2021~~ May, 2022.

Superintendent of Real Estate

Per: ~~"MICHAEL NOSEWORTHY"~~

"JOHNATHAN VANDALL"

~~Micheal Noseworthy~~

~~Superintendent of Real Estate~~

~~Province of British Columbia~~

Jonathan Vandall

Vice President, Real Estate Market Conduct,

Compliance & Market Conduct

SCHEDULE "A"

PROPERTY ADDRESS	PROPERTY OWNER
[Property 1], Vancouver, BC	[Individual 1]
[Property 2], West Vancouver, BC	[Individual 2], also known as [Individual 2]
[Property 3], Surrey, BC	[Individual 3]
[Property 4], Surrey, BC	[Individual 4]