

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF  
KIRSTEN SCOFFIELD

**NOTICE OF HEARING**

(Pursuant to section 48(2) of the *Real Estate Services Act*)  
[This Notice has been redacted before publication.]

To: Kirsten Scoffield  
dba Artistic Prime Management  
also dba Artistic Prime Festival Management & Events Planning  
[Address Redacted]

**TAKE NOTICE** that the Superintendent of Real Estate (the "Superintendent") of the BC Financial Services Authority ("BCFSA") will hold a hearing pursuant to section 48(2) of the *Real Estate Services Act* ("RESA") on **August 24-26, 2022 commencing at 9:30 am** in the Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia**, or in such other (including virtual) Hearing Room of which BCFSA informs you, to provide Kirsten Scoffield an opportunity to be heard prior to the Superintendent making any order under the RESA.

**AND TAKE NOTICE** that the allegations against Kirsten Scoffield ("Ms. Scoffield") are as follows:

1. Ms. Scoffield provided rental property management services in British Columbia without being licensed to do so under the provisions of the RESA and without being otherwise exempt from licensing requirements under the RESA, contrary to section 3(1) of the RESA, when she engaged in one or more of the following activities in relation to each of the properties listed in Schedule "A" (the "Properties"):
  - a. Provided trading services by finding tenants for the Properties and making representations about the real estate;
  - b. Provided rental property management services by collecting rents or deposits for the use of real estate;
  - c. Provided rental property management services by managing the real estate on behalf of the owner by:
    - i. making payments to third parties;
    - ii. negotiating or entering into contracts;
    - iii. supervising contractors engaged by the owner; and
    - iv. managing landlord and tenant matters.

2. Ms. Scoffield received remuneration in exchange for the services described in paragraph (1) in relation to some or all of the Properties.
3. Ms. Scoffield withheld, concealed, or refused to provide information that was reasonably required for the purpose of the investigation, contrary to section 37(4) of the RESA, in that she:
  - a. Stated to the BCFSa that she had not provided rental property management services, when that statement was not true; and
  - b. Failed to attend an interview despite requests from the BCFSa.

**AND FURTHER TAKE NOTICE** that the Superintendent may make any of the following orders against you if they determine that you did not hold a licence under the RESA at a time when you engaged in any activity for which a licence is required:

1. cease providing real estate services without being licensed to do so under the RESA, pursuant to section 49(2)(a) of the RESA;
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;
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; and/or
5. pay the costs of the investigation and hearing, pursuant to section 49(2)(c) of the Act.

**AND FURTHER TAKE NOTICE** that if you do not attend 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 FURTHER TAKE NOTICE** that you are entitled, at your own expense, to be represented by legal counsel and to participate in the hearing.

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

Dated this 29 day of March 2022 at the City of Vancouver, British Columbia.

BC Financial Services Authority

“JONATHAN VANDALL”

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Per: Jonathan Vandall  
Vice President, Real Estate Market Conduct

## SCHEDULE "A"

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