

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

GLENN RICHARD CAMPBELL

**NOTICE OF HEARING**

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

[This Notice has been redacted before publication.]

To: Glenn Richard Campbell  
[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 **November 16-18, 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 Glenn Richard Campbell an opportunity to be heard prior to the Superintendent making any order under the RESA.

**AND TAKE NOTICE** that the allegations against you are as follows:

1. You provided real estate services in British Columbia without being licensed to do so and without being otherwise exempt from licensing, contrary to section 3(1) of the RESA, when, in relation to each of the properties listed in Schedule A (the “Properties”) you:
  - a. provided rental property management services, as that term is defined in the RESA, in respect of the Properties by:
    - i. providing trading services in relation to the Properties;
    - ii. collecting rents or security deposits for the use of the Properties; and/or
    - iii. managing the Properties on behalf of the owners by
      1. making payments to third parties;
      2. negotiating or entering into contracts;

3. supervising employees or contractors hired or engaged by the owners; and/or
  4. managing landlord and tenant matters by representing the owners of the Properties in residential tenancy branch disputes and civil legal actions.
2. You withheld, concealed or refused to provide information required for the purpose of the investigation, contrary to sections 49(4)(a) and 37(4) of the RESA, in that you did not respond to requests for information related to allegations against you, and you did not respond to a request for an interview.

**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 RESA;
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 RESA;
4. pay an additional penalty up to the amount of remuneration you received for real estate services you provided, pursuant to section 49(2)(e) of the RESA; and
5. pay the costs of the investigation and hearing, pursuant to section 49(2)(c) of the RESA.

**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 22 day of June, 2022 at the City of Vancouver, British Columbia.

BC Financial Services Authority

"CHARLENE MCLAUGHLIN"

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Charlene McLaughlin  
Director, Legal Services – Real Estate Market Conduct

## SCHEDULE A

	PROPERTY ADDRESS	PROPERTY OWNER
1	[Address 1], Surrey, BC	[Owner 1]
2	[Address 2], Surrey, BC	[Owner 2]
3	[Address 3], Langley, BC	[Owner 2]
4	[Address 4], Surrey, BC	[Owner 2]
5	[Address 5], Surrey, BC	[Owner 3]
6	[Address 6], Surrey, BC	[Owner 4]
7	[Address 7], White Rock, BC	unknown
8	[Address 8], Surrey, BC	[Owner 5]
9	[Address 9], Langley, BC	[Owner 6]
10	[Address 10], Surrey BC	[Owner 7] and [Owner 8]
11	[Address 11], Surrey, BC	[Owner 7] and [Owner 8]
12	[Address 12], Surrey, BC	[Owner 7]
13	[Address 13], Surrey, BC	[Owner 7]
14	[Address 14], Surrey, BC	[Owner 7]
15	[Address 15], Surrey, BC	[Owner 7]
16	[Address 16], Surrey, BC	[Owner 9]
17	[Address 17], Surrey, BC	[Owner 10]
18	[Address 18], Surrey, BC	[Owner 11]
19	[Address 19], Surrey BC	[Owner 12]
20	[Address 120], Surrey, BC	[Owner 13]