

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**HAI XIANG PEI
(180283)**

AND

**DAVID PEI PERSONAL REAL ESTATE CORPORATION
(180283PC)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Hai Xiang Pei
David Pei Personal Real Estate Corporation
c/o Crest Realty Ltd. dba RE/MAX Crest Realty (Richmond)
#290 3631 No. 3 Road,
Richmond British Columbia V6X 2B9

TAKE NOTICE that the Superintendent of Real Estate (the "Superintendent") of the BC Financial Services Authority ("BCFSA") will hold a discipline hearing under Part 4 of the *Real Estate Services Act* ("RESA") on June 19 – 21, 2024 **commencing at 9:30 am** in the virtual Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** to determine whether your conduct contravened the RESA, the *Real Estate Services Regulation* (the "Regulation"), or the *Real Estate Services Rules* (the "Rules").

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

1. You committed conduct unbecoming a licensee within the meaning of section 35(2) of the RESA in that, in or about May 2021, while acting as an agent for the purchaser of a pre-sale property located at [Property 1], Burnaby BC (the "Property"), you attempted to make and/or made inappropriate and unwanted physical contact of a romantic or sexual nature with your client while in your client's vehicle.

2. You committed professional misconduct within the meaning of section 35(1) in that, in or about May 2021, you failed to take reasonable steps to avoid a conflict of interest and failed to promptly and fully disclose a conflict of interest, when you offered your client a job as your assistant while representing them in the purchase of the Property, contrary to sections 30(i) and 30(j) of the Rules.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct and conduct unbecoming, the Superintendent must make an order against you, and may also order you to pay enforcement expenses incurred by BCFSA, under sections 43 and 44 of the RESA.

AND FURTHER TAKE NOTICE that if you do not attend the discipline hearing, the Superintendent may proceed with the discipline hearing in your absence and may make findings and orders under sections 43 and 44 of the RESA 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 discipline hearing.

Dated this 6th day of March, 2024 at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority

"Original signed by Jonathan Vandall"

Jonathan Vandall
Delegate of the Superintendent of Real Estate
Province of British Columbia