

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**PETER HO CHIU CHU
(UNLICENSED)**

AND

**168 ROCK SOLID HOMES LTD.
(UNLICENSED)**

AMENDED NOTICE OF HEARING

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

[This Notice has been redacted before publication.]

To: Peter Ho Chiu Chu & 168 Rock Solid Homes Ltd.
[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 ~~April 21-25, 2025~~ **May 12-16, 2025 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 provide you, Peter Ho Chiu Chu and 168 Rock Solid Homes Ltd., an opportunity to be heard prior to the Superintendent making any order under the RESA.

AND TAKE NOTICE that the allegations against Peter Ho Chiu Chu and 168 Rock Solid Homes Ltd. are as follows:

1. Peter Ho Chiu Chu and 168 Rock Solid Homes Ltd. provided rental property management services in British Columbia during the time period 2012-2020 for or in expectation of remuneration and 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 a property including one or more of at least 47 properties listed in Schedule “A”, they:

- a. provided trading services in relation to the rental property including advertising that property for rent and/or screening prospective tenants;
- b. collected rents and security deposits for the use of the property;
- c. managed the property by:
 - i. negotiating or entering into tenancy agreements;
 - ii. making and/or supervising repairs or alternations;
 - iii. managing contractors required for the operation and maintenance of the property;
 - iv. serving notices of eviction;
 - v. representing the owners in residential tenancy breach disputes, including attending hearings; and/or
 - vi. made and/or supervised repairs and alterations.

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

1. 168 Rock Solid Homes Ltd. pay a penalty in an amount of not more than the \$500,000 maximum permissible for each contravention pursuant to section 49(2)(d)(ii) and section 49(2.1) of the RESA;
2. Peter Ho Chiu Chu pay a penalty in an amount of not more than the maximum \$250,000 permissible for each contravention pursuant to section 49(2)(d)(ii) and section 49(2.1) of the RESA;
3. Peter Ho Chiu Chu pay an additional penalty up to the amount of remuneration received for real estate services provided, pursuant to section 49(2)(e) of the RESA; and
4. Peter Ho Chiu Chu and 168 Rock Solid Homes Ltd., jointly and severally, 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 7 day of March 2025 ~~28 day of March, 2024~~ at the City of Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Chris Biscoe”

Chris Biscoe

~~Jonathan Vandall~~

Delegate of the Superintendent of Real Estate
Province of British Columbia

SCHEDULE A

	PROPERTY ADDRESS	PROPERTY PID
1.	[Property 1], Vancouver BC [Redacted]	[Redacted]
2.	[Property 2], Vancouver BC [Redacted]	[Redacted]
3.	[Property 3], Delta, BC [Redacted]	[Redacted]
4.	[Property 4], Vancouver BC [Redacted]	[Redacted]
5.	[Property 5], Richmond, BC [Redacted]	[Redacted]
6.	[Property 6], Vancouver BC [Redacted]	[Redacted]
7.	[Property 7], Richmond BC [Redacted]	[Redacted]
8.	[Property 8], Richmond BC [Redacted]	[Redacted]
9.	[Property 9], Vancouver BC [Redacted]	[Redacted]
10.	[Property 10], Vancouver BC [Redacted]	[Redacted]
11.	[Property 11], Vancouver BC [Redacted]	[Redacted]
12.	[Property 12], Richmond, BC [Redacted]	[Redacted]
13.	[Property 13], Richmond BC [Redacted]	[Redacted]
14.	[Property 14], Vancouver BC [Redacted]	[Redacted]
15.	[Property 15], Vancouver BC [Redacted]	[Redacted]
16.	[Property 16], Richmond, BC [Redacted]	[Redacted]
17.	[Property 17], Richmond, BC [Redacted]	[Redacted]
18.	[Property 18], Vancouver BC [Redacted]	[Redacted]
19.	[Property 19], Richmond BC [Redacted]	[Redacted]
20.	[Property 20], Burnaby BC [Redacted]	[Redacted]
21.	[Property 21], Richmond BC [Redacted]	[Redacted]

22.	[Property 22], Vancouver BC [Redacted]	[Redacted]
23.	[Property 23], Richmond BC [Redacted]	[Redacted]
24.	[Property 24], Tsawwassen (Delta), BC [Redacted]	[Redacted]
25.	[Property 25], Richmond BC [Redacted]	[Redacted]
26.	[Property 26], Burnaby BC [Redacted]	[Redacted]
27.	[Property 27], Richmond BC [Redacted]	[Redacted]
28.	[Property 28], Vancouver BC [Redacted]	[Redacted]
29.	[Property 29], Richmond BC, [Redacted]	[Redacted]
30.	[Property 30], West Vancouver BC, [Redacted]	[Redacted]
31.	[Property 31], Richmond BC, [Redacted]	[Redacted]
32.	[Property 32], Vancouver, BC, [Redacted]	[Redacted]
33.	[Property 33], Vancouver, BC, [Redacted]	[Redacted]
34.	[Property 34], Vancouver, BC, [Redacted]	[Redacted]
35.	[Property 35], Vancouver, BC, [Redacted]	[Redacted]
36.	[Property 36], Vancouver, BC, [Redacted]	[Redacted]
37.	[Property 37], North Vancouver, BC, [Redacted]	[Redacted]
38.	[Property 38], Vancouver, BC, [Redacted]	[Redacted]
39.	[Property 39], Vancouver, BC, [Redacted]	[Redacted]
40.	[Property 40], Vancouver, BC, [Redacted]	[Redacted]
41.	[Property 41], Vancouver, BC, [Redacted]	[Redacted]
42.	[Property 42], Richmond, BC, [Redacted]	[Redacted]
43.	[Property 43], Richmond, BC, [Redacted]	[Redacted]
44.	[Property 44], Richmond, BC, [Redacted]	[Redacted]

45.	[Property 45], Vancouver, BC, [Redacted]	[Redacted]
46.	[Property 46], West Vancouver, [Redacted]	[Redacted]
47.	[Property 47], Burnaby, BC [Redacted]	[Redacted]