

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

PO HAN CHEN
(174046)

AND

DANNY CHEN PERSONAL REAL ESTATE CORPORATION
(174046PC)

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Po Han Chen
Danny Chen Personal Real Estate Corporation
c/o eXp Realty of Canada, Inc. dba eXp Realty
1500 - 701 West Georgia Street
Vancouver, BC V7Y 1G5

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* (the "RESA") on **January 26 – February 23, 2026 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 professional misconduct within the meaning of section 35(1)(a) of RESA [*misconduct by licensee: contravention of the RESA, the Regulation or the Rules*] in that, while licensed as a trading services representative with Royal Pacific Realty Corp (May 24, 2016 – March 14, 2018), Covalent Advisory Group (March 13, 2018 - July 15, 2019), and Royal Pacific Realty Corp (July 18, 2019 - May 23, 2020), and acting as buyers' agent in relation to the purchase and sale of several strata properties in a development known as [Development 1] in Coquitlam, BC during the time-frame 2017-2019, in contravention of the Rules as set out in the attached **Schedule 1**, you:

- a. In relation to a strata property with the legal description of [redacted], with civic address at [Property 1], Coquitlam ("[Property 1]"), engaged in any or all of the following conduct:
- i. Failed to disclose to [Client 1] in writing and before providing trading services to or on behalf of [Client 1] the nature of the representation that you would provide to [Client 1] in regard to the purchase of [Property 1];
 - ii. Failed to promptly disclose to [Client 1] in writing the amount and source of remuneration that would be paid to you in relation to the purchase of [Property 1];
 - iii. Failed to promptly provide the contract of purchase and sale for [Property 1] (the "[Property 1] CPS") between [Client 1] and [Developer 1] ("[Developer 1]") and all amendments thereto to your managing broker;
 - iv. Failed to keep your managing broker informed of the real estate activities you provided on behalf of your related brokerage in relation to [Property 1];
 - v. While in a client-agent relationship with [Client 1], sought and received instructions and exchanged confidential client information regarding [Client 1] through an unlicensed intermediary, [Client 2];
 - vi. While in a client-agent relationship with [Client 1], engaged in a conflict of interest and failed to disclose that conflict of interest in writing when you did any or all of the following:
 - i. On or about January 5, 2019, provided a loan of \$2,448.27 to [Client 1] in relation to the purchase of [Property 1];
 - ii. On or about February 16, 2019, signed an addendum to the [Property 1] CPS agreeing to be added as a purchaser to the [Property 1] CPS;
 - iii. On or about February 26, 2019, took out two mortgage loans secured against [Property 1] in the principal amounts of \$950,000 and \$250,000 respectively; and
 - iv. On or about February 26, 2019, became a 99% owner of [Property 1] while [Client 1] became a 1% owner; and
 - vii. Failed to promptly disclose to [Client 1] in writing and in the form approved by the Real Estate Council of British Columbia that you were to acquire an interest in [Property 1];
- b. In relation to a property with the legal description of [redacted], with civic address at [Property 2], Coquitlam ("[Property 2]"), engaged in any or all of the following conduct:
- i. Failed to disclose to [Client 2] in writing and before providing trading services to or on behalf of [Client 2] the nature of the representation that you would provide to [Client 2] in regard to the purchase of [Property 2];

- ii. Failed to promptly disclose to [Individual 2] in writing the amount and source of remuneration that would be paid to you in relation to the purchase of [Property 2];
 - iii. Failed to promptly provide the contract of purchase and sale for [Property 2] between [Client 2] and [Developer 1] and all amendments thereto to your managing broker; and
 - iv. Failed to keep your managing broker informed of the real estate activities you provided on behalf of your related brokerage in relation to [Property 2];
- c. In relation to a property with the legal description of [redacted], with civic address at [Property 3], Coquitlam ("[Property 3]"), engaged in any or all of the following conduct:
 - i. Failed to disclose to [Client 3] in writing and before providing trading services to or on behalf of [Client 3] the nature of the representation that you would provide to [Client 3] in regard to the purchase of [Property 3];
 - ii. Failed to promptly disclose to [Client 3] in writing the amount and source of remuneration that would be paid to you in relation to the purchase of [Property 3];
 - iii. Failed to promptly provide the contract of purchase and sale for [Property 3] between [Client 3] and [Developer 1] and all amendments thereto to your managing broker;
 - iv. Failed to keep your managing broker informed of the real estate activities you provided on behalf of your related brokerage in relation to [Property 3];
 - v. While in a client-agent relationship with [Client 3], sought and received instructions and exchanged confidential client information regarding [Client 3] through an unlicensed intermediary, [Client 2];
 - vi. On or about June 26, 2018, prepared a disclosure of representation form and a disclosure of remuneration form for [Client 3]'s signature, delivered them to [Client 2] to arrange [Client 3]'s signature, received signed copies back bearing the purported signature of [Client 3] without personally confirming that [Client 3] had signed the forms, and delivered them to your related brokerage in representation that [Client 3] had signed the forms when [Client 3] had in fact not signed the forms; and
 - vii. While in a client-agent relationship with [Client 3], allowed yourself to be described as the agent for [Client 3] in the Realtor Registration form for [Property 3] and related transaction documents, when you offered no or no meaningful agency or representation to [Client 3];
- d. In relation to a property with the legal description of [redacted], with civic address at [Property 4], Coquitlam ("[Property 4]"), engaged in any or all of the following conduct:
 - i. Failed to disclose to [Client 4] in writing and before providing trading services to or on behalf of [Client 4] the nature of the representation that you would provide to [Client 4] in regard to the purchase of [Property 4];

- ii. Failed to promptly disclose [Client 4] in writing the amount and source of remuneration that would be paid to you in relation to the purchase of [Property 4];
 - iii. Failed to promptly provide the contract of purchase and sale for [Property 4] between [Client 4] and [Developer 1] and all amendments thereto to your managing broker;
 - iv. Failed to keep your managing broker informed of the real estate activities you provided on behalf of your related brokerage in relation to [Property 4];
 - v. While in a client-agent relationship with [Client 4], sought and received instructions and exchanged confidential client information regarding [Client 4] through an unlicensed intermediary, [Client 2];
 - vi. On or about July 8, 2018, prepared a disclosure of representation form and a disclosure of remuneration form for [Client 4]'s signature, delivered them to [Client 2] to arrange [Client 4]'s signature, received signed copies back bearing the purported signature of [Client 4] without personally confirming that [Client 4] had signed the forms, and delivered them to your related brokerage in representation that [Client 4] had signed the forms; and
 - vii. While in a client-agent relationship with [Client 4], allowed yourself to be described as the agent for [Client 4] in the Realtor Registration form for [Property 4] and related transaction documents, when you offered no or no meaningful agency or representation to [Client 4];
- e. In relation to a property with the legal description of [redacted], with civic address at [Property 5], Coquitlam ("[Property 5]"), engaged in any or all of the following conduct:
- i. Failed to disclose to [Client 5] in writing and before providing trading services to or on behalf of [Client 5] the nature of the representation that you would provide to [Client 5] in regard to the purchase of [Property 5];
 - ii. Failed to promptly disclose [Client 5] in writing the amount and source of remuneration that would be paid to you in relation to the purchase of [Property 5];
 - iii. Failed to promptly provide the contract of purchase and sale for [Property 5] between [Client 5] and [Developer 1] and all amendments thereto to your managing broker;
 - iv. Failed to keep your managing broker informed of the real estate activities you provided on behalf of your related brokerage in relation to [Property 5];
 - v. While in a client-agent relationship with [Client 5], sought and received instructions and exchanged confidential client information regarding [Client 5] through an unlicensed intermediary, [Client 2];
 - vi. While in a client-agent relationship with [Client 5], on or about July 19, 2018, prepared a disclosure of representation form and a disclosure of remuneration form for [Client

5]'s signature, delivered them to [Client 2] to arrange [Client 5]'s signature, received signed copies back bearing the purported signature of [Client 5] without personally confirming that [Client 5] had signed the forms, and delivered them to your related brokerage in representation that [Client 5] had signed the forms; and

- vii. While in a client-agent relationship with [Client 5], allowed yourself to be described as the agent for [Client 5] in the Realtor Registration form for [Property 5] and related transaction documents, when you offered no or no meaningful agency or representation to [Client 5];
- f. In relation to a property with the legal description of [redacted], with civic address at [Property 6], Coquitlam ("[Property 6]"), engaged in any or all of the following conduct:
- i. Failed to disclose to [Client 6] in writing and before providing trading services to or on behalf of [Client 6] the nature of the representation that you would provide to [Client 6] in regard to the purchase of [Property 6];
 - ii. Failed to promptly disclose to [Client 6] in writing the amount and source of remuneration that would be paid to you in relation to the purchase of [Property 6];
 - iii. Failed to promptly provide the contract of purchase and sale for [Property 6] between [Client 6] and [Developer 1] and all amendments thereto to your managing broker;
 - iv. Failed to keep your managing broker informed of the real estate activities you provided on behalf of your related brokerage in relation to [Property 6];
 - v. While in a client-agent relationship with [Client 6], sought and received instructions and exchanged confidential client information regarding [Client 6] through an unlicensed intermediary, [Client 2];
 - vi. While in a client-agent relationship with [Client 6] and in or about August 2018, you provided [Client 6]'s confidential information to [Developer 1]; and
 - vii. While in a client-agent relationship with [Client 6], allowed yourself to be described as the agent for [Client 6] in the Realtor Registration form for [Property 6] and related transaction documents, when you offered no or no meaningful agency or representation to [Client 6];
- g. In relation to a property with the legal description of [redacted], with civic address at [Property 7], Coquitlam ("[Property 7]"), engaged in any or all of the following conduct:
- i. Failed to disclose to [Client 2] in writing and before providing trading services to or on behalf of [Client 2] the nature of the representation that you would provide to [Client 2] in regard to the purchase of [Property 7];
 - ii. Failed to promptly disclose to [Client 2] in writing the amount and source of remuneration that would be paid to you in relation to the purchase of [Property 7];

- iii. Failed to promptly provide the contract of purchase and sale for [Property 7] between [Client 2] and [Developer 1] and all amendments thereto to your managing broker; and
 - iv. Failed to keep your managing broker informed of the real estate activities you provided on behalf of your related brokerage in relation to [Property 7]; and
- h. Between March 2017 and September 2018, while providing trading services in relation to [Property 1], [Property 2], [Property 3], [Property 4], [Property 5], [Property 6], and [Property 7] (collectively, the "Lots"), failed to make a suspicious transaction report to the Financial Transaction and Reports Analysis Centre of Canada regarding the transactions on the Lots, or any of them, as required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*, SC 2000, c 17 and the regulations enacted thereunder at the relevant time when you had, within your knowledge at the time, grounds for reasonable suspicion that the transactions concerning the Lots were related to the commission or the attempted commission of money laundering, including, but not limited to the following:
 - i. Some or all of [Client 1], [Client 3], [Client 4], [Client 5], and [Client 6] (the "Parties") were transferring funds to [Client 2], which [Client 2] would use to pay deposits on the Lots;
 - ii. Some or all of the Parties had [Client 2] deliver deposit payment to the developer for the Lots;
 - iii. Some or all the Parties were Chinese nationals and not Canadian residents or permanent residents;
 - iv. The contracts for the Lots were presale contracts and could be assigned for payment of a fee to the developer; and
 - v. Some or all of the Parties used [Client 2] to conduct, facilitate, or arrange the transaction on their behalf.
- 2. You committed professional misconduct within the meaning of section 35(1)(d) of RESA [*misconduct by licensee: incompetence*] in that you demonstrated incompetence in respect of transactions referenced in subparagraphs 1(c), (d), (e), and (f) above by allowing yourself to appear as agent for buyers [Client 3], [Client 4], [Client 5] and [Client 6] when you met briefly with each of them but provided no representation or under-represented their respective interests.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct, 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 10 day of June 2025 at the City of Victoria, 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

Schedule 1

Property	Paragraph in Notice of Discipline Hearing	Applicable rule from the <i>Real Estate Services Rules</i>	Current section (effective August 1, 2021)	Former section(s)
[Property 1]	1(a)(i)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of representation in trading services</i>	54	5-10
	1(a)(ii)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of remuneration</i>	56	5-11
	1(a)(iii)	<i>Duty to provide records to managing broker</i>	29(1)(b)	3-2(1)(b)
		<i>Acceptance of offer</i>	47	5-4
	1(a)(iv)	<i>Duty to keep managing broker informed</i>	29(2)	3-2(2)
	1(a)(v)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duties to clients – maintain confidentiality of client information</i>	30(e)	3-3(e)
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
	1(a)(vi)	<i>Duties to clients – avoid conflicts of interest</i>	30(i)	3-3(i)
		<i>Duties to clients – disclosure of conflicts of interest</i>	30(j)	3-3(j)
	1(a)(vii)	<i>Disclosures</i>	52	5-8
		<i>Disclosure of interest in trade</i>	53	5-9
[Property 2]	1(b)(i)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of representation in trading services</i>	54	5-10
	1(b)(ii)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of remuneration</i>	56	5-11
	1(b)(iii)	<i>Duty to provide records to managing broker</i>	29(1)(b)	3-2(1)(b)
		<i>Acceptance of offer</i>	47	5-4
	1(b)(iv)	<i>Duty to keep managing broker informed</i>	29(2)	3-2(2)
[Property 3]	1(c)(i)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of representation in trading services</i>	54	5-10
	1(c)(ii)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of remuneration</i>	56	5-11

	1(c)(iii)	<i>Duty to provide records to managing broker</i>	29(1)(b)	3-2(1)(b)
		<i>Acceptance of offer</i>	47	5-4
	1(c)(iv)	<i>Duty to keep managing broker informed</i>	29(2)	3-2(2)
	1(c)(v)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duties to clients – maintain confidentiality of client information</i>	30(e)	3-3(e)
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
	1(c)(vi)	<i>Duties to clients – maintain confidentiality of client information</i>	30(e)	3-3(e)
		<i>Duty to act honestly</i>	33	3-4
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
	1(c)(vii)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duty to act honestly</i>	33	3-4
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
[Property 4]	1(d)(i)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of representation in trading services</i>	54	5-10
	1(d)(ii)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of remuneration</i>	56	5-11
	1(d)(iii)	<i>Duty to provide records to managing broker</i>	29(1)(b)	3-2(1)(b)
		<i>Acceptance of offer</i>	47	5-4
	1(d)(iv)	<i>Duty to keep managing broker informed</i>	29(2)	3-2(2)
	1(d)(v)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duties to clients – maintain confidentiality of client information</i>	30(e)	3-3(e)
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
	1(d)(vi)	<i>Duties to clients – maintain confidentiality of client information</i>	30(e)	3-3(e)
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5

	1(d)(vii)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duty to act honestly</i>	33	3-4
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
[Property 5]	1(e)(i)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of representation in trading services</i>	54	5-10
	1(e)(ii)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of remuneration</i>	56	5-11
	1(e)(iii)	<i>Duty to provide records to managing broker</i>	29(1)(b)	3-2(1)(b)
		<i>Acceptance of offer</i>	47	5-4
	1(e)(iv)	<i>Duty to keep managing broker informed</i>	29(2)	3-2(2)
	1(e)(v)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duties to clients – maintain confidentiality of client information</i>	30(e)	3-3(e)
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
	1(e)(vi)	<i>Duties to clients – maintain confidentiality of client information</i>	30(e)	3-3(e)
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
	1(e)(vii)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duty to act honestly</i>	33	3-4
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
[Property 6]	1(f)(i)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of representation in trading services</i>	54	5-10
	1(f)(ii)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of remuneration</i>	56	5-11
	1(f)(iii)	<i>Duty to provide records to managing broker</i>	29(1)(b)	3-2(1)(b)
		<i>Acceptance of offer</i>	47	5-4
	1(f)(iv)	<i>Duty to keep managing broker informed</i>	29(2)	3-2(2)

	1(f)(v)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duties to clients – maintain confidentiality of client information</i>	30(e)	3-3(e)
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
	1(f)(vi)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duties to clients – maintain confidentiality of client information</i>	30(e)	3-3(e)
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
	1(f)(vii)	<i>Duties to clients – best interests</i>	30(a)	3-3(a)
		<i>Duty to act honestly</i>	33	3-4
		<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5
[Property 7]	1(g)(i)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of representation in trading services</i>	54	5-10
	1(g)(ii)	<i>Duties to clients – disclosure of material information</i>	30(f)	3-3(f)
		<i>Disclosures</i>	52	5-8
		<i>Disclosure of remuneration</i>	56	5-11
	1(g)(iii)	<i>Duty to provide records to managing broker</i>	29(1)(b)	3-2(1)(b)
		<i>Acceptance of offer</i>	47	5-4
	1(g)(iv)	<i>Duty to keep managing broker informed</i>	29(2)	3-2(2)
[Property 1,2,3,4, 5,6, and 7]	1(h)	<i>Duty to act with reasonable care and skill</i>	34	3-4 until January 31, 2021, subsequently 3-5