

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**VICTORIA LAI-KUEN WONG  
(090422)**

**AND**

**1053907 BC LTD DBA COLDWELL BANKER MARQUISE REALTY  
(X032170)**

**NOTICE OF DISCIPLINE HEARING**

**[This Notice has been redacted before publication.]**

To: Victoria Lai-Kuen Wong  
Managing Broker  
Jovi Realty Inc  
201 - 2010 East 48th Avenue  
Vancouver, BC V5P 1R8

To: 1053907 BC Ltd dba Coldwell Banker  
Marquise Realty  
103 - 3088 Croydon Drive  
Surrey, BC V3Z 0T1  
Attention: Zorawar Singh, Director

**TAKE NOTICE** that the Superintendent of Real Estate (the "Superintendent") of BC Financial Services Authority ("BCFSA") will hold a discipline hearing under Part 4 of the *Real Estate Services Act* ("RESA") on **October 8, 2025 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 determine whether your conduct contravened the RESA, the regulation made under the RESA (the "Regulation"), or the *Real Estate Services Rules* (the "Rules").

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

1. 1053907 BC Ltd dba Coldwell Banker Marquise Realty (the "Brokerage") committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the Rules, s 75 when it failed to file its required review engagement financial statement, accountant's report and brokerage activity report for the year ended October 31, 2024, on or before February 28, 2025; and
2. Victoria Lai-Kuen Wong, while the managing broker of the Brokerage, committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the RESA, s 6(2)(b)

and Rules, s 28(1)(a) and (b) when they failed to ensure the Brokerage complied with the Rules in contravening the Rules, s 75 as alleged at paragraph 1.

**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 14<sup>th</sup> day of July, 2025 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Jonathan Vandall"

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