

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**HEE KIM
(aka ROSE KIM)
(166287)**

AND

**ROSE KIM PERSONAL REAL ESTATE CORPORATION
(166287PC)**

AND

**JOON HYUCK YANG
(aka LEO YANG)
(RE605694)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Hee Kim
Rose Kim Personal Real Estate Corporation
c/o 0928539 B.C. Ltd. / Royal Pacific
Tri-Cities Realty (X030366)
203 – 1024 Ridgeway Avenue
Coquitlam, BC | V3J 1S5

To: Joon Hyuck Yang
c/o 0928539 B.C. Ltd. / Royal Pacific
Tri-Cities Realty (X030366)
203 – 1024 Ridgeway Avenue
Coquitlam, BC | V3J 1S5

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 **February 10 to 12, 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 the conduct of Hee Kim, Rose Kim Personal Real Estate Corporation, and Joon Hyuck Yang 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 Hee Kim aka Rose Kim ("**H. Kim**") and Rose Kim Personal Real Estate Corporation ("**R. Kim PREC**") are as follows:

1. H. Kim committed professional misconduct within the meaning of section 35(1) of RESA in that she:
 - a. failed to register with the Superintendent as a real estate team with Joon Hyuck Yang aka Leo Yang ("**J. Yang**") while she and Yang were representing themselves to the public as a single entity and regularly working together in a manner consistent with being implied agents of the same party, from approximately January to June 2024, contrary to s. 42.2 of the Rules;
2. H. Kim committed professional misconduct within the meaning of section 35(1) of RESA in that she, while providing trading services in March 2024 in relation to [Property 1], Coquitlam (the "**Property**"):
 - a. failed to avoid a conflict of interest by representing the sellers while J. Yang was representing the buyers in the purchase transaction, despite operating with J. Yang as a team at the time, contrary to s. 30(i) of the Rules;
 - b. failed to promptly and fully disclose this conflict of interest to her seller clients, contrary to s. 30(j) of the Rules; and
 - c. failed to advise her seller clients that she would be receiving 30% of J. Yang's commission for the Property purchase transaction, thereby failing to advise them of all sources of remuneration, contrary to s. 56(2) of the Rules.

AND TAKE NOTICE that the allegations against J. Yang are as follows:

1. J. Yang committed professional misconduct within the meaning of section 35(1) of RESA in that he:
 - a. failed to register with the Superintendent as a real estate team with H. Kim while he and H. Kim were representing themselves to the public as a single entity and regularly working together in a manner consistent with being implied agents of the same party, contrary to s. 42.2 of the Rules;
2. J. Yang committed professional misconduct within the meaning of section 35(1) of RESA in that he, while providing trade services in March 2024 in relation to the Property:
 - a. failed to avoid a conflict of interest by representing the buyer while H. Kim was representing the sellers in the purchase transaction, despite operating with H. Kim as a team at the time, contrary to s. 30(i) of the Rules; and
 - b. failed to promptly and fully disclose this conflict of interest to his buyer client, contrary to s. 30(j) of the Rules.

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 23rd 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