

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

ANG LI  
(184700)

**NOTICE OF DISCIPLINE HEARING**

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

To: Ang Li  
c/o Interlink (2008) Realty Corporation dba Interlink Realty  
225 - 8291 Alexandra Road,  
Richmond British Columbia V6X 1C3

**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 **June 16-18, 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 conduct unbecoming within the meaning of section 35(2) of RESA when you arranged for your [family member] to attend, in your place and impersonating you, a virtual course "Ethics – Building Trust" on May 10, 2023 (the "Course"), which was a mandatory course for which successful completion was required in conjunction with your upcoming licence renewal.
2. You committed professional misconduct within the meaning of section 35(1)(a) of RESA, and contrary to section 35(1)(e) [*fails or refuses to cooperate with an investigation*], section 35(1)(g) [*makes or allows to be made any false or misleading statement*], and/or section 37(4) [*a person must not withhold, destroy, conceal or refuse to provide any information or thing reasonably required for the purposes of an investigation*] of RESA when:
  - a. you told BCFSA that you attended the Course when you in fact had not attended the Course and instead had arranged for your [family member] to attend on your behalf;

- b. you told BCFSa you were not able to interact with BCFSa by telephone at their request during the Course due to technical issues with your phone when in fact you were not in attendance at the Course; and
- c. you told BCFSa your unusual physical appearance during the Course was due to health and other reasons when in fact you were not attendance at the Course and your [family member] was in attendance on your behalf.

**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 25 day of August 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