

CITATION: Wu (Re), 2025 BCSRE 150

Date: 2025-09-09

File # 22-4183

BC FINANCIAL SERVICES AUTHORITY

IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*

SBC 2004, c. 42 as amended

AND

IN THE MATTER OF

WAI LIT (JEFFERSON) WU

AND

CHARTELL PROPERTIES LTD.

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENTS: Wai Lit (Jefferson) Wu, Director, Chartell Properties Ltd.
Chartell Properties Ltd.

DATE OF CONSENT ORDER: September 9, 2025

COUNSEL: Laura Forseille, Legal Counsel for BC Financial Services Authority
Chilwin Cheng, Legal Counsel for the Respondents

PROCEEDINGS:

On September 9, 2025, the Superintendent of Real Estate (the “**Superintendent**”), or the Superintendent’s authorized delegate, of BC Financial Services Authority (“**BCFSA**”) accepted the Consent Order Proposal (the “**Proposal**”) submitted by Wai Lit (Jefferson) Wu on his own behalf and on behalf of Chartell Properties Ltd.

WHEREAS the Proposal, a copy of which is attached hereto, has been executed by Wai Lit (Jefferson) Wu (“**J. Wu**”) and Chartell Properties Ltd. (“**Chartell Properties**”).

NOW THEREFORE, having made the findings proposed in the attached Proposal, and found that J. Wu and Chartell Properties provided real estate services in British Columbia without being licensed to do so under the provisions of the *Real Estate Services Act* (“**RESA**”) and without being otherwise exempt from licensing

under RESA, contrary to section 3(1) of RESA, pursuant to section 43 of the RESA the Superintendent orders that:

1. J. Wu and Chartell Properties pay a discipline penalty to BCFSa in the amount of \$50,000 within three (3) months from the date of this Order, pursuant to section 49(2)(d)(i) of RESA;
2. J. Wu and Chartell Properties pay an additional penalty to BCFSa in the amount of \$46,074 within three (3) months from the date of this Order, pursuant to section 49(2)(e) of RESA; and
3. J. Wu and Chartell Properties pay enforcement expenses to BCFSa in the amount of \$4,932 within two (2) months from the date of this Order.

Dated this 9th day of September, 2025 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Jonathan Vandall"

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

Attch.

BC FINANCIAL SERVICES AUTHORITY

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

IN THE MATTER OF

WAI LIT (JEFFERSON) WU

AND

CHARTELL PROPERTIES LTD.

CONSENT ORDER PROPOSAL BY WAI LIT (JEFFERSON) WU AND
CHARTELL PROPERTIES LTD.

BACKGROUND AND FACTS

This Consent Order Proposal (the “**Proposal**”) is made by Wai Lit (Jefferson) Wu (“**Mr. Wu**”) and Chartell Properties Ltd. (“**Chartell**”) to the Superintendent of Real Estate (the “**Superintendent**”) of the BC Financial Services Authority (“**BCFSA**”) pursuant to section 41 of the *Real Estate Services Act* (“**RESA**”).

For the purposes of the Proposal, Mr. Wu, Chartell, and the Superintendent have agreed upon the following facts:

1. Chartell was incorporated in BC on August 2, 1988 and has a registered office address at 530-1285 West Broadway, Vancouver, BC.
2. Mr. Wu has been at all material times the sole director of Chartell.
3. Chartell has never been licensed as a brokerage to provide rental property management services and has never met the criteria to be exempted under RESA or the Real Estate Services Regulations (the “**Regulations**”).
4. Mr. Wu has never held a license under RESA to provide real estate services in British Columbia and has never met the criteria to be exempted under the RESA or the Regulations.
5. Between August 2019 and May 2023, Mr. Wu and Chartell provided rental property management services in relation to the 23 properties listed in Schedule “A” attached (the “**Properties**”), including advertising the Properties for rent, collecting rental payments and disbursing them to owners, returning security and pet deposits to owners, and assisting with maintenance and renovations for the Properties (the “**Services**”).
6. A Notice of Discipline Hearing for this matter was issued on January 15, 2025 and served on Mr. Wu and Chartell.

PROPOSED FINDINGS OF MISCONDUCT

For the sole purposes of the Proposal and based on the Facts outlined herein, Mr. Wu and Chartell propose the following findings of misconduct be made by the Superintendent:

1. Mr. Wu and Chartell provided real estate services in British Columbia without being licensed to do so under the provisions of RESA and without being otherwise exempt from licensing under RESA, contrary to section 3(1) of RESA, when they provided rental property management between August 2019 and May 2023, as that term is defined in RESA, in respect of the Properties, including some or all of the following real estate services:
 - a. Trading services in relation to the rental of the real estate;
 - b. Collecting rents or security deposits for the use of the real estate;
 - c. Managing the real estate on behalf of the owner by
 - i. Making payments to third parties;
 - ii. Negotiating or entering into contracts;
 - iii. Supervising employees or contractors or engaged by the owner; and
 - iv. Managing landlords and tenant matters.

PROPOSED ORDERS

Based on the facts herein and the Proposed Findings of Misconduct, Mr. Wu and Chartell propose that the Notice of Discipline Hearing in this matter be resolved through the following Orders being made by the Superintendent, pursuant to section 49 of the RESA:

1. Mr. Wu and Chartell pay a discipline penalty to BCFSa in the amount of \$50,000 within three (3) months from the date of this Order, pursuant to section 49(2)(d)(i) of RESA; and
2. Mr. Wu and Chartell pay an additional penalty to BCFSa in the amount of \$46,074 within three (3) months from the date of this Order, pursuant to section 49(2)(e) of RESA; and
3. Mr. Wu and Chartell pay enforcement expenses to BCFSa in the amount of \$4,932 within two (2) months from the date of this Order.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. Mr. Wu and Chartell acknowledge and understand that the Superintendent may accept or reject the Proposal. If the Proposal is rejected by the Superintendent, the matter may be referred to a disciplinary hearing.
2. Mr. Wu and Chartell acknowledge that they have been urged and given the opportunity to seek and obtain independent legal advice with respect to the disciplinary process, the allegations contained in the Notice of Discipline Hearing, and the execution and submission of the Proposal to the Superintendent; and, that they have obtained independent legal advice or have chosen not to do so, and that they are making the Proposal with full knowledge of the contents and the consequences if the Proposal is accepted.
3. Mr. Wu and Chartell acknowledge and are aware that BCFSa will publish the Proposal and the Consent Order or summaries thereof on BCFSa's website, on CanLII, a website for legal research

and in such other places and by such other means as BCFSA in its sole discretion deems appropriate.

4. Mr. Wu and Chartell hereby waive their right to appeal pursuant to section 54 of the RESA.
5. If the Proposal is accepted and/or relied upon by the Superintendent, Mr. Wu and Chartell will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict Mr. Wu and Chartell from making full answer and defence to any civil or criminal proceeding(s).
6. The Proposal and its contents are made by Mr. Wu and Chartell for the sole purpose of resolving the Notice of Discipline Hearing in this matter and do not constitute an admission of civil liability. Pursuant to section 41(5) of the RESA, the Proposal and its contents may not be used without the consent of Mr. Wu and Chartell in any civil proceeding with respect to the matter.

"Original signed by Wai Lit Wu"

**WAI LIT (JEFFERSON) WU, on his behalf and as
authorized signatory for CHARTELL PROPERTIES LTD.**

Dated 4th day of September, 2025

Witnesses by

"Original signed by Chilwin Chienhan Cheng"

Chilwin Chienham Cheng
Barrister & Solicitor, Notary Public
#720 – 789 West Pender Street
Vancouver, BC V6C 1H2 604.639.2565

SCHEDULE "A"

	PROPERTY
1.	[Property 1], Maple Ridge, BC [redacted]
2.	[Property 2], Coquitlam, BC [redacted]
3.	[Property 3], Richmond, BC [redacted]
4.	[Property 4], Richmond, BC [redacted]
5.	[Property 5], Richmond, BC [redacted]
6.	[Property 6], Richmond, BC [redacted]
7.	[Property 7], Vancouver, BC [redacted]
8.	[Property 8], Vancouver, BC [redacted]
9.	[Property 9], Vancouver, BC [redacted]
10.	[Property 10], Vancouver, BC [redacted]
11.	[Property 11], Vancouver, BC [redacted]
12.	[Property 12], Vancouver, BC [redacted]
13.	[Property 13], Coquitlam, BC [redacted]
14.	[Property 14], Coquitlam, BC [redacted]
15.	[Property 15], Coquitlam, BC [redacted]
16.	[Property 16], Burnaby, BC [redacted]
17.	[Property 17], Vancouver, BC [redacted]
18.	[Property 18], Coquitlam, BC [redacted]
19.	[Property 19], Coquitlam, BC [redacted]
20.	[Property 20], Langley, BC [redacted]
21.	[Property 21], Maple Ridge, BC [redacted]
22.	[Property 22], Vancouver, BC [redacted]
23.	[Property 23], Vancouver, BC [redacted]