

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

**IN THE MATTER OF
JOVI REALTY INC.
(X032998)**

AND

**RALPH FREDERICK OAKES
(011083)**

AND

**LIGHTHOUSE REALTY LTD.
(X022055)**

AND

**COLIN ROSS MCDONALD
(008848)**

AND

**JAMES ROBERT THIESSEN
(083875)**

ORDER IN URGENT CIRCUMSTANCES

[This Order has been redacted before publication.]

Upon reading the sworn Affidavits of [Auditor 1], Manager Audit; [Investigator 1], Manager of Investigations; [Paralegal 1], Paralegal; [Auditor 2], Senior Auditor; [Auditor 3], Senior Auditor; and [Investigator 2], Senior Investigator this file, number 23-5051, all employed by BC Financial Services Authority ("**BCFSA**"), and upon hearing the submissions of Laura Forseille and Michael Jones, counsel for BCFSA, I am satisfied that the following requirements of section 45(1) of the *Real Estate Services Act* ("**RESA**") have been met:

1. there has been conduct on the part of Ralph Frederick Oakes ("**R. Oakes**"), Colin Ross McDonald ("**C. McDonald**") and James Robert Thiessen ("**J. Thiessen**") in respect of which the Superintendent of Real Estate (the "**Superintendent**") could make an order under section 43 of RESA;
2. there has been conduct on the part of Jovi Realty Inc. ("**Jovi**") and Lighthouse Realty Ltd. ("**Lighthouse**") in respect of which the Superintendent could make an order under section 43 of RESA;
3. in each case, the length of time required to complete an investigation or hold a discipline hearing, or both, would be detrimental to the public interest;
4. it is in the public interest to make an order under section 45 of RESA against R. Oakes, C. McDonald, and J. Thiessen; and
5. it is the public interest to make an order under section 45 of RESA against Jovi and Lighthouse.

THEREFORE, I ORDER:

1. under section 45(2)(a) of RESA, that the license of Jovi, license number X032998, be suspended;
2. under section 45(2)(a) of RESA, that the license of Lighthouse, license number X022055, be suspended;

3. under sections 45(2)(c) of RESA, that Jovi and Lighthouse cease providing real estate services to any member of the public;
4. under section 45(2)(c) of RESA, that Jovi and Lighthouse deliver forthwith and/or provide access to all books and records in the possession or control of either of them, whether in electronic or paper form, related to their provision of real estate services including accounts and books of accounts, bank records, bank statements, and any passwords to access password protected devices or websites, computers and client information, to BCFSA at its office: Suite 600, 750 West Pender Street, Vancouver, British Columbia, V6C 2T8;
5. under section 45(2)(c) of RESA, that R. Oakes, C. McDonald, J. Thiessen deliver forthwith and/or provide access to all books and records in the possession or control of either of them, whether in electronic or paper form, related to their provision of real estate services by Jovi and Lighthouse including accounts and books of accounts, bank records, bank statements, and any passwords to access password protected devices or websites, computers and client information, to BCFSA at its office: Suite 600, 750 West Pender Street, Vancouver, British Columbia, V6C 2T8;
6. under s. 45(2)(c) of RESA, that R. Oakes, C. McDonald, J. Thiessen cease being an authorized signatory on any bank account for any real estate brokerage in British Columbia licensed under RESA;
7. under section 45(2)(c) of RESA, that R. Oakes, C. McDonald, J. Thiessen, Jovi and Lighthouse cease all dealings with the bank accounts currently held by Jovi and Lighthouse on deposit for or in the name of Jovi and Lighthouse, whether held solely or jointly, including the following bank accounts located at [Bank 1] ("**[Bank 1]**") located at [Property 1], Vancouver, BC (branch transit #[redacted]) and [Bank 2] ("**[Bank 2]**") located at [Property 2], Vancouver, BC (branch transit #[redacted]):
 - a. [Bank 1] account number [redacted] (Jovi Realty Security Deposit Account);
 - b. [Bank 1] account number [redacted] (Jovi Realty Rental Trust Account);
 - c. [Bank 1] account number [redacted] (Jovi Realty Commission Trust Account);
 - d. [Bank 1] account number [redacted] (Jovi Realty Trading Trust Account);
 - e. [Bank 1] account number [redacted] (Jovi Realty General Operating Account);
 - f. [Bank 1] account number [redacted] (Jovi Realty Account);
 - g. [Bank 2] account number [redacted] (Jovi Realty General Operating Account);
 - h. [Bank 1] account number [redacted] (Lighthouse Realty Security Deposit Trust Account);
 - i. [Bank 1] account number [redacted] (Lighthouse Realty Rental Trust Account);
 - j. [Bank 1] account number [redacted] (Lighthouse Realty General Trust Account);
 - k. [Bank 1] account number [redacted] (Lighthouse Realty Commission Trust Account); and,
 - l. [Bank 1] account number [redacted] (Lighthouse Realty Operating Account).
8. with immediate effect and until such time as further order is made by the Superintendent or a court.

TAKE NOTICE that R. Oakes, C. McDonald, J. Thiessen, Jovi and/or Lighthouse may, pursuant to section 45(6) of RESA, require a discipline hearing to be held by delivering written notice to the Superintendent at BCFSA's office: Suite 600, 750 West Pender, Vancouver, British Columbia, V6C 2T8.

This Order is made on November 20, 2025 at Vancouver, British Columbia.

FOR BC FINANCIAL SERVICES AUTHORITY

"Original signed by Gareth Reeves"

Gareth Reeves

Hearing Officer