

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**Ying (Bonney) Bao and Bonney Boa Personal Real Estate Corporation
(151466)**

NOTICE OF ADMINISTRATIVE PENALTY

[This Notice has been redacted before publication.]

The Superintendent of Real Estate ("Superintendent") of the BC Financial Services Authority ("BCFSA") issues this Notice of Administrative Penalty ("Notice") pursuant to sections 57(1) and (3) of the *Real Estate Services Act*, SBC 2004, c 42 ("RESA").

TAKE NOTICE that the Superintendent is satisfied that you have contravened one or more provisions designated as subject to administrative penalties under section 56(1)(a) of the RESA and section 26 of the *Real Estate Services Rules* ("Rules"), collectively, the "Designated Provisions".

TAKE NOTICE the Superintendent is imposing the following administrative penalties based on your having contravened the Designated Provisions:

1. Rule 34: First contravention; Penalty: \$5,000 and the course specified below

Details: On or around April 22, 2025, you did not exercise reasonable care and skill when you initially decided to comply with the landlord's unlawful directive to retain a tenant's passport to use for leverage in seeking compensation for damages to a rental unit. In doing so, you participated in conduct that fell below the standard expected of real estate professionals and acted outside the scope of lawful and professional practice.

2. Rule 34: First contravention; Penalty: \$5,000 and the course specified below

Details: On or around April 23 to April 30, 2025, you did not exercise reasonable care and skill through your repeated refusals to return the passport. Rather than pursuing appropriate legal remedies, for approximately one week the passport was used as leverage to obtain compensation for damages. The passport was ultimately returned only after police intervention, demonstrating a disregard for professional obligations and the rights of the individual tenant involved.

3. Rule 30(a): First contravention; Penalty: \$5,000 and the course specified below

Details: You failed to act in the best interests of your client by neglecting to complete a “Condition Inspection Report” at the outset of the tenancy. This omission directly impacted the landlord’s ability to substantiate their claims before the Residential Tenancy Branch, resulting in the landlord being unsuccessful in pursuing additional compensation for damages they believed were caused by the tenants.

4. Rule 29(5)(a): First contravention; Penalty: \$1,000 and the course specified below

Details: You failed to promptly notify your managing broker(s) of your conduct in retaining and refusing to return the passport. After law enforcement advised you that failure to return the passport could be considered theft, it should have been evident to you that your actions may constitute professional misconduct or conduct unbecoming a licensee. This triggered an obligation to promptly report the matter to your managing broker(s), which you failed to do.

5. Rule 29(2)(a): First contravention; Penalty: \$1,000 and the course specified below

Details: Between April 22, 2025, until April 30, 2025, you failed to inform your managing broker(s) of the real estate services being provided, and other activities being performed, on behalf of the brokerage with respect to a rental property in response to a fire and subsequent damage. Specifically, you did not notify your managing broker(s) of your decision to comply with the landlord’s unlawful directive to retain and not return the passport.

Total administrative penalties:

- \$17,000, and
- At your own expense, you are required to register and **successfully complete the Rental Property Management Remedial Education course as provided by the Sauder School of Business at the University of British Columbia by March 31, 2026.** Completion of this course will not contribute to satisfying BCFSa’s requirements for licence renewal.

TAKE FURTHER NOTICE you may respond to this Notice by requesting an opportunity to be heard as follows (a “Reconsideration Request”):

- a. *Time limit:* You must deliver any Reconsideration Request so that BCFSa receives it within thirty (30) calendar days of the date you received this Notice (the “Response Deadline”).
- b. *Format:* A Reconsideration Request Form must be completed.
- c. *Content:* A Reconsideration Request should explain how you exercised due diligence to prevent contravention of the Designated Provisions. You may also provide any other information you believe the Superintendent should consider.
- d. *Delivery:* A [Reconsideration Request](#) may be delivered by email to apreconsiderations@bcfsa.ca and/or delivered to BCFSa’s offices at 600 – 750 West Pender Street, Vancouver, BC V6C 2T8, Attention: Legal Services – Reconsiderations.

The date you received this Notice is the earliest date on which:

- the Superintendent personally served you with the Notice (s 57(3)(a) or (b) of the RESA);
- the Superintendent provided “substituted service” by a method provided for in a court order (s 12 of the RESA); or
- the Superintendent provided this Notice to Canada Post for delivery to your mailing address (ss. 18 and 19 of the Rules). This will normally also be the day it was emailed to you.

If BCFSa receives your Reconsideration Request by the Response Deadline, the Superintendent will consider your Reconsideration Request and may cancel or confirm each of the administrative penalties. If BCFSa confirms an administrative penalty, payment is due immediately.

TAKE FURTHER NOTICE if you fail to deliver a Reconsideration Request by the Response Deadline, you are deemed to acknowledge your having contravened the specified Designated Provisions (s 57(2)(d) of the RESA).

TAKE FURTHER NOTICE that unless you deliver a Reconsideration Request by the Response Deadline, you must pay the administrative penalties within thirty (30) calendar days of the date you received this Notice. The Reconsideration Request may be by email or otherwise in writing and should attach or include information respecting the due diligence exercised to avoid the contravention, any extenuating circumstances that prevented compliance, and any other information that you wish BCFSa to consider.

Dated this 7th day of July, 2025 at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority

“Originally signed by Raheel Humayun”

Per: Raheel Humayun
Delegate of the Superintendent of Real Estate
Province of British Columbia