

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**CLARENCE HO YIN YIP
(085695)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Clarence Ho Yin Yip
c/o RA Realty Alliance Inc.
225-3665 Kingsway,
Vancouver BC V5R 5W2

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 23-25, 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 professional misconduct within the meaning of section 35 (1) of the RESA in that:
 - a. You provided property management services while unlicensed from May 15th, 2020, to June 7th, 2022, and again from November 14, 2020, to August 19, 2021, with respect to a property located at [Property 1], Vancouver BC ("[Property 1]") contrary to section 3(1) of RESA;
 - b. You provided property management services with respect to [Property 1] without holding the required rental property management license from August 20, 2021, until January 2022, contrary to section 3(1) of RESA;
 - c. You provided rental property services from July 2017 to November 13th, 2020, in relation to [Property 1] while outside of your brokerage with Century 21 Real Estate Showcase

("Century 21 Showcase") and Century 21 Prudential Estates ("Century 21 Prudential"), contrary to RESA, s 7(3)(a);

- d. You provided rental property management services in relation to [Property 1] outside of your brokerage with RA Realty Alliance Inc. ("RA Realty"), from August 20th, 2021, to January 2022, contrary to RESA, s 7(3)(a);
 - e. You accepted remuneration in relation to property management services other than from a brokerage in relation to [Property 1] for a period of time from July 2017 until January 2022 in contravention of section 7 (3)(b) of RESA;
 - f. You failed to deliver remuneration received for rental property management services to the brokerage trust accounts of Century 21 Showcase and Century 21 Prudential from July 2017 until November 2020, in relation to [Property 1] contrary to s27(1) of RESA;
 - g. You failed to deliver remuneration received for rental property management services to the brokerage trust accounts of RA Realty from August 20, 2021, until February 28, 2022, in relation to [Property 1] contrary to s27(1) of RESA;
 - h. You failed to inform the managing brokers at Century 21 Showcase, and Century 21 Prudential, that you were providing real estate services related to [Property 1] contrary to Section 29(2) of the Rules.
 - i. You failed to inform the managing brokers at RA Realty, that you were providing real estate services related to [Property 1] contrary to Section 29(2) of the Rules.
2. You committed professional misconduct within the meaning of section 35 (1) of RESA in that that:
- a. You provided rental property services from October 2014 to September 2019, in relation to a property at [Property 2] in New Westminster (the "[Property 2]") while outside of your brokerage with Century 21 Real Estate Showcase ("Century 21 Showcase") and Century 21 Prudential Estates ("Century 21 Prudential"), contrary to section s 7(3)(a) RESA,.
 - b. You failed to promptly be pay or deliver to the brokerage with whom you were licensed, all money held or received from, for or on behalf of a principal in relation to real estate services provided to [Property 2] contrary to section 27(1)(a) of RESA;
 - c. You accepted remuneration in relation to property management services other than from a brokerage with whom you were licensed in relation to [Property 2] for a period of time from October 2014 until September 2019, in contravention of section 7 (3)(b) of RESA;
 - d. You failed to inform the managing brokers at Century 21 Showcase, and Century 21 Prudential, that you were providing real estate services related to [Property 2] contrary to Section 29(2) of the Rules.

3. You committed conduct unbecoming with the meaning of section 35(2) of RESA in that you asked the property owner of [Property 2] not to disclose to an employee of Century 21 Prudential that you were providing property management services in relation to [Property 2].

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 22 day of January 2026 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