

CITATION: Kim (Re), 2026 BCSRE 56

Date: 2026-02-05

File # 24-5245

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**HEE KIM  
(aka ROSE KIM)  
(166287)**

**AND**

**ROSE KIM PERSONAL REAL ESTATE CORPORATION  
(166287PC)**

**AND**

**JOON HYUCK YANG  
(aka LEO YANG)  
(RE605694)**

**CONSENT ORDER BY HEE KIM (AKA ROSE KIM)**

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

RESPONDENTS: Hee Kim (aka Rose Kim), trading services representative, 0928539 BC Ltd. (doing business as Royal Pacific Tri-Cities Realty)

Rose Kim Personal Real Estate Corporation

DATE OF CONSENT ORDER: February 6, 2026

COUNSEL: Laura Forseille, Legal Counsel for BC Financial Services Authority

PROCEEDINGS:

On February 6, 2026, 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 Hee Kim (also known as Rose Kim) ("Ms. Kim"), on their own behalf and on behalf of Rose Kim Personal Real Estate Corporation ("Kim PREC").

**WHEREAS** the Proposal, a copy of which is attached hereto, has been executed by Ms. Kim, on their own behalf and on behalf of Kim PREC.

**NOW THEREFORE**, having made the findings proposed in the attached Proposal, and in particular having found that Ms. Kim and Kim PREC committed professional misconduct within the meaning of section 35(1)(a) of the *Real Estate Services Act* ("RESA") and sections 42.2, 30(i) and (j) and 56(2) of the *Real Estate Services Rules* (the "Rules"), pursuant to section 43 of the RESA the Superintendent orders that:

1. Ms. Kim and Kim PREC jointly and severally pay a discipline penalty to BCFSA in the amount of \$40,646.75 within three (3) months from the date of this Order; and
2. Ms. Kim and Kim PREC jointly and severally pay enforcement expenses to BCFSA in the amount of \$2,000 within two (2) months from the date of this Order.

If Ms. Kim and/or Kim PREC fails to comply with any term of this Order, the Superintendent may suspend or cancel their licences without further notice to them, pursuant to sections 43(3) and 43(4) of the RESA.

Dated this 6<sup>th</sup> day of February, 2026 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

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**CONSENT ORDER PROPOSAL BY HEE KIM (aka ROSE KIM)**

**BACKGROUND AND FACTS**

This Consent Order Proposal (the “**Proposal**”) is made by Hee Kim (also known as Rose Kim) to the Superintendent of Real Estate (the “**Superintendent**”) of BC Financial Services Authority (“**BCFSA**”) pursuant to section 41 of the *Real Estate Services Act* (“**RESA**”).

For the purposes of the Proposal, Ms. Kim and the Superintendent have agreed upon the following facts:

1. Hee Kim (aka Rose Kim) was first licensed [under] RESA as a trading services representative on April 18, 2013. At all material times, she was licensed with 0928539 BC Ltd./Royal Pacific Tri-Cities Realty (X030366) (“**Royal Pacific**”), as she has been since January 29, 2018. Rose Kim Personal Real Estate Corporation (“**Kim PREC**”) was first licensed under RESA on December 17, 2021.
2. On August 2, 2024, the Superintendent issued Ms. Kim a Notice of Administrative Penalty for a total of \$5,000 in penalties for the following contraventions:
  - a. Failing to identify her brokerage on her Facebook, Instagram, and TikTok accounts, contrary to s. 40(2) of the Real Estate Services Rules (the “**Rules**”);

- b. Failing to use her personal real estate corporation name on her signage, bus stop advertisements, Instagram account, LinkedIn Account, Twitter account, YouTube account, REW profile, and website, contrary to s. 40(3)(b) of the Rules;
  - c. Publishing an address that was not her brokerage's address on her YouTube account, contrary to s. 40(4) of the Rules;
  - d. Advertising unregistered team names in her bus stop advertisement, Facebook page, Instagram accounts, TikTok account, YouTube accounts, Google business page, and website, contrary to s. 41 of the Rules; and
  - e. Using false and misleading statements in her bus stop advertisement, Instagram accounts, TikTok account, Google business page, REW profile, and website, contrary to s. 41 of the Rules.
3. The Notice of Discipline Hearing in this matter was filed on June 23, 2025 and served on Ms. Kim.

#### **Rose Kim Realty Group**

4. On January 15, 2024, Joon Hyuck Yang (aka Leo Yang) approached Ms. Kim to be his mentor, and he became her licensed assistant on February 23, 2024. From January to June 2024, Ms. Kim and Mr. Yang represented themselves to the public as a team, although they were not registered with BCFSAs as one.
5. As of May 2024, Ms. Kim's personal website and Facebook page advertised "Rose Kim Realty Group". Her Instagram account @rosekimrealty tagged Mr. Yang in February 2024 and had photos featuring Mr. Yang and others labeled "Rose Kim Realty Group".
6. Before being registered as a team, Ms. Kim and Mr. Yang regularly worked together in a manner consistent with them being implied agents of the same party. They shared commissions on at least four real estate transactions between January and June 2024.
7. Rose Kim Realty Group was registered with BCFSAs as a team on June 4, 2024. Mr. Yang was registered as a team member on June 5, 2024.

#### **The Purchase Transaction**

8. On February 27, 2024, [Seller 1] and [Seller 2] (the "**Sellers**") signed a multiple listing contract ("**MLC**") with Ms. Kim for their property at [Property 1], Coquitlam (the "**Property**"). The Sellers also signed a Disclosure of Representation in Trading Services and Individual Identification Information Record with Ms. Kim on February 27, 2024. The MLC agreed that the Sellers would list the Property with Ms. Kim from February 27 to June 30, 2024.

9. Ms. Kim listed the Property for sale on behalf of the Sellers on March 1, 2024, pursuant to the MLC.
10. Mr. Yang hosted an open house for the Property on March 16, 2024 where he met [Buyer 1] (the "Buyer").
11. On March 17, 2024, Mr. Yang drafted the contract of purchase and sale ("CPS") on behalf of the Buyer. Mr. Yang was listed as the Buyer's agent on the CPS. The Sellers signed the CPS on the same date. Ms. Kim was listed on the CPS as the Sellers' agent.
12. On March 17, 2024, Mr. Yang and the Buyer signed a Referral and Rebate Commission agreement, which stated that Mr. Yang would give the Buyer a commission rebate of \$2,000 ten days after the completion date.
13. An undated Disclosure to Sellers of Expected Remuneration form was signed by Ms. Kim and the Sellers in reference to the CPS. It stated that Ms. Kim would receive \$16,852.50 in remuneration, and Mr. Yang would receive \$14,647.50 in remuneration.
14. At no point during the purchase transaction for the Property did Ms. Kim advise the Sellers that she and Mr. Yang were operating as members of the same team.
15. On April 2, 2024, Ms. Kim emailed the Royal Pacific conveyancing team about the Property transaction, advising that she would receive \$20,646.75 in commission and Mr. Yang would receive \$8,853.25.
16. On April 9, 2024, Ms. Kim again emailed the Royal Pacific conveyancing team, explaining further that there was a \$2,000 commission rebate from Mr. Yang to the Buyer, and that it had been agreed that Ms. Kim would be receiving 30% of Mr. Yang's net commission for the Property transaction.
17. The Trade Record Sheet dated April 10, 2024 received by the Royal Pacific conveyancing team showed that Ms. Kim would receive \$20,646.75 and Mr. Yang would receive \$10,853.25 in commission. It was signed by Ms. Kim and Mr. Yang.

#### **PROPOSED FINDINGS OF MISCONDUCT**

For the sole purposes of the Proposal and based on the Facts outlined herein, Ms. Kim proposes the following findings of misconduct be made by the Superintendent:

1. Ms. Kim committed professional misconduct within the meaning of section 35(1)(a) of the RESA in that she:
  - a. Failed to register with the Superintendent as a real estate team with Mr. Yang while she and Mr. Yang were representing themselves to the public as a single entity and regularly working

together in a manner consistent with being implied agents of the same party, from approximately January to June 2024, contrary to s. 42.2 of the Rules;

- b. Failed to avoid a conflict of interest while representing the Sellers while Mr. Yang was representing the Buyer in the sale of the Property, despite operating with Mr. Yang as a team at the time, contrary to s. 30(i) of the Rules;
- c. Failed to promptly and fully disclose this conflict of interest to the Sellers, contrary to s. 30(j) of the Rules; and
- d. Failed to advise the Sellers that she would be receiving 30% of Mr. Yang's commission for the Property transaction, thereby failing to advise them of all sources of remuneration, contrary to s. 56(2) of the Rules.

### **PROPOSED ORDERS**

Based on the facts herein and the Proposed Findings of Misconduct, Ms. Kim proposes that the Notice of Discipline Hearing in this matter be resolved through the following orders being made by the Superintendent, pursuant to section 43 of the RESA:

1. Ms. Kim pay a discipline penalty to BCFSA in the amount of \$40,646.75 pursuant to s. 43(2)(i) of RESA, within three (3) months from the date of this Order.
2. Ms. Kim pay enforcement expenses to BCFSA in the amount of \$2,000 within two (2) months from the date of this Order.
3. If Ms. Kim fails to comply with any of the terms of this Order, the Superintendent may suspend or cancel Ms. Kim's licence without further notice to her.

### **ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT**

1. Ms. Kim acknowledges and understands 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. Ms. Kim acknowledges 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 has 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. Ms. Kim acknowledges and is 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. Ms. Kim hereby waives their right to appeal pursuant to section 54 of the RESA.
5. If the Proposal is accepted and/or relied upon by the Superintendent, Ms Kim will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict Ms. Kim from making full answer and defence to any civil or criminal proceeding(s).
6. The Proposal and its contents are made by Ms. Kim 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 Ms. Kim in any civil proceeding with respect to the matter.

“Original signed by Hee Kim”

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**HEE KIM (aka ROSE KIM)**

**Dated 5<sup>th</sup> day of February, 2026**