

CITATION: Dawn Creek Mortgage Investment Corp. (Re), 2026 BCRMB 1

Date: 2026-02-23

File # INV23.284.62483

**BC FINANCIAL SERVICES AUTHORITY**

**IN THE MATTER OF THE *MORTGAGE BROKERS ACT*  
RSBC 1996, c 313 as amended**

**AND**

**IN THE MATTER OF**

**DAWN CREEK MORTGAGE INVESTMENT CORP.**

**CONSENT ORDER**

**(Pursuant to section 8 (1.2) of the *Mortgage Brokers Act*)**

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

**WHEREAS** Dawn Creek Mortgage Investment Corp. ("Dawn Creek") has never been registered as a mortgage broker or submortgage broker under the *Mortgage Brokers Act*, RSBC 1996, c 313 (the "MBA");

**AND WHEREAS** the Registrar of Mortgage Brokers (the "Registrar") issued a Notice of Hearing to Dawn Creek on June 18, 2025 ("Notice of Hearing");

**AND WHEREAS** the following agreement has been reached between Dawn Creek and the staff of the Registrar ("Staff");

**AND WHEREAS** the Registrar agrees to the following terms of a consent order:

**I. FINDINGS**

The Registrar makes the following findings against Dawn Creek, and Dawn Creek accepts the following findings made against it:

1. Dawn Creek carried on business as a mortgage broker or submortgage broker in British Columbia without being registered to do so, as required by section 21 and without being exempted from registration pursuant to section 11 of the MBA, in that from 2017 to 2023 it carried out one or more of the following mortgage broker activities in respect of the mortgage transactions set out in the attached Schedule "A":
  - a. carried on a business of lending money secured in whole or in part by mortgages.

## **II. ORDERS AND PENALTY**

Pursuant to section 8(1.4) of the MBA, Dawn Creek hereby consents to, and the Registrar hereby makes the following orders:

1. Pursuant to section 8(1.4)(c) of the MBA, Dawn Creek shall pay an administrative penalty of \$30,000;
2. Pursuant to section 6(9) of the MBA, Dawn Creek shall pay investigation costs in the amount of \$5,000; and
3. All amounts are immediately due and payable, and all payments must be made by cheque, bank draft, or money order, payable to the BC Financial Services Authority. This order may be filed with the court pursuant to the MBA, and steps to enforce this order may be taken if payment is not made in full within thirty (30) calendar days.

## **III. AGREED FACTS**

As a basis for this Consent Order, Dawn Creek acknowledges the following facts as correct and makes the following admissions:

### **Background**

1. Dawn Creek is a company incorporated under the laws of British Columbia with a registered and records office at 201-5520 Minoru Boulevard, Richmond BC V6X 2A9.
2. Dawn Creek has never been registered under the MBA to conduct mortgage broker activities and has never met the criteria to be exempted from registration pursuant to section 11 of the MBA.
3. At all material times, Le Zeng ("Mr. Zeng") was the sole director of Dawn Creek.
4. Mr. Zeng has never been registered under the MBA to conduct mortgage broker activities and has never met the criteria to be exempted from registration pursuant to section 11 of the MBA.
5. On January 15, 2024, in response to a summons issued by BCFSa on November 23, 2023, Dawn Creek provided documents and information indicating that Dawn Creek had funded 47 mortgages between 2017 - 2023 as follows:
  - a. 5 in 2017
  - b. 9 in 2018
  - c. 6 in 2019
  - d. 9 in 2020
  - e. 9 in 2021
  - f. 6 in 2022
  - g. 3 in 2023

6. Between 2017-2023, Dawn Creek provided financing to individuals and corporations using its own funds secured by mortgages registered on the title of properties owned by individuals and corporations.
7. Dawn Creek did not arrange mortgages on behalf of or receive funds from any third party lenders. Dawn Creek was not involved in lending funds other than its own.
8. Neither Dawn Creek nor Mr. Zeng advertised or promoted Dawn Creek as a lender.
9. Neither Dawn Creek nor Mr. Zeng was aware that Dawn Creek loaning its own funds constituted unregistered mortgage broker activity as defined in the MBA.
10. Both Dawn Creek and Mr. Zeng fully cooperated with BCFSA's investigation.
11. Neither Dawn Creek nor Mr. Zeng has a prior disciplinary history with the Registrar.

#### **IV. WAIVER**

Dawn Creek waives its right to a hearing under sections 4 and 8 of the MBA and waives its right to appeal under section 9 of the MBA.

Approved as to form and content by:

“Original signed by Li Zeng”

\_\_\_\_\_ this 11th day of February, 2026.

Print Name: Li Zeng

Authorized signatory for Dawn Creek Mortgage Investment Corp.

“Original signed Catherine Davies”

\_\_\_\_\_ this 23 day of February, 2026.

Catherine Davies

Legal Counsel for the Staff of the  
Registrar of Mortgage Brokers

Issued this 23 day of February, 2026 at Vancouver, British Columbia.

“Original signed by Jonathan Vandall”

\_\_\_\_\_  
Jonathan Vandall

Acting Registrar of Mortgage Brokers  
Province of British Columbia

**SCHEDULE "A"**

	<b>Charge Number</b>	<b>Date of mortgage</b>	<b>Date of Discharge</b>	<b>Mortgage Amount</b>
1.	[Redacted]	8/3/2021	9/27/2021	\$200,000.00
2.	[Redacted]	3/21/2023	4/2/2024	\$100,000.00
3.	[Redacted]	2/1/2023	Currently Registered	\$500,000.00
4.	[Redacted]	11/1/2022	01/17/2025	\$640,000.00
5.	[Redacted]	9/1/2022	11/12/2024	\$2,175,000.00
6.	[Redacted]	6/27/2022	Currently Registered	\$180,000.00
7.	[Redacted]	1/7/2021	08/01/2024	\$750,000.00
8.	[Redacted]	6/1/2020	Currently Registered	\$800,000.00
9.	[Redacted]	8/1/2022	3/8/2023	\$1,000,000.00
10.	[Redacted]	5/1/2022	10/11/2022	\$2,300,000.00
11.	[Redacted]	8/1/2021	11/22/2021	\$600,000.00
12.	[Redacted]	8/1/2021	11/22/2021	\$200,000.00
13.	[Redacted]	8/1/2021	11/22/2021	\$200,000.00
14.	[Redacted]	8/1/2021	9/27/2021	\$600,000.00
15.	[Redacted]	8/1/2021	10/28/2021	\$900,000.00
16.	[Redacted]	11/1/2020	10/28/2021	\$470,000.00
17.	[Redacted]	3/20/2020	5/11/2021 2021/05/07	\$330,000.00
18.	[Redacted]	3/6/2020	9/18/2023	\$42,000.00
19.	[Redacted]	10/9/2019	9/8/2020	\$520,000.00

20.	[Redacted]	8/1/2019	8/21/2019	\$450,000.00
21.	[Redacted]	6/1/2019	11/28/2019	\$800,000.00
22.	[Redacted]	4/17/2018	5/21/2019	\$1,250,000.00
23.	[Redacted]	4/17/2018	2020/03/31 2018/08/24	\$1,250,000.00
24.	[Redacted]	2/1/2018	9/15/2023	\$120,000.00
25.	[Redacted]	2/16/2018	5/20/2019	\$200,000.00
26.	[Redacted]	4/1/2018	12/3/2018	\$200,000.00
27.	[Redacted]	1/29/2018	12/29/2019	\$104,106.00
28.	[Redacted]	11/15/2017	5/21/2019	
29.	[Redacted]	7/14/2017	4/18/2018	\$150,000.00
30.	[Redacted]	6/15/2017	2/21/2018	\$150,000.00
31.	[Redacted] [Redacted]	4/7/2017	2/19/2018	\$120,000.00
32.	[Redacted]	1/16/2017	5/29/2021	\$100,000.00
33.	[Redacted]	10/6/2022	11/29/2023	\$600,000.00
34.	[Redacted]	7/31/2020	11/6/2023	\$310,000.00
35.	[Redacted]	10/15/2021	11/9/2021	\$200,000.00
36.	[Redacted]	5/21/2020	7/26/2022	\$260,000.00

37.	[Redacted]	4/24/2020	9/8/2021	\$40,000.00
38.	[Redacted]	4/7/2020	9/16/2021	\$100,000.00
39.	[Redacted]	11/19/2020	2021/01/12 2021/04/08	\$230,000.00
40.	[Redacted]	6/1/2019	1/19/2021	\$750,000.00
41.	[Redacted]	4/25/2019	6/2/2020	\$150,000.00
42.	[Redacted]	1/18/2019	1/27/2020	\$80,000.00
43.	[Redacted]	11/5/2018	10/2/2019	\$115,000.00
44.	[Redacted]	11/2/2018	5/24/2019	\$100,000.00
45.	[Redacted]	10/5/2018	12/16/2020	\$400,000.00
46.	[Redacted]	11/27/2023	2/19/2025	\$363,000.00
47.		1/20/2021		\$288,250