

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**JUNYAN LIANG
(aka Jocelyn Liang)
(502398)**

NOTICE OF HEARING

(Pursuant to sections 8 and 8(1) of the *Mortgage Brokers Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations which will be considered at a hearing. Allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers or their designate has determined their validity.

To: Junyan Liang
(aka Jocelyn Liang)
c/o RTC Financial Group
(dba RTC Mortgage)
201A – 9000 Bill Fox Way
Burnaby, BC V5J 5J3

TAKE NOTICE that the Registrar of Mortgage Brokers (the “**Registrar**”) will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* (“**MBA**”) in the virtual Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** where the Registrar will provide each of you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA or the regulations made under the MBA (the “**Regulations**”).

The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this Notice, the hearing date will be determined by the Registrar.

AND TAKE NOTICE that the allegations against Junyan Liang (also known as Jocelyn Liang) (“**J. Liang**”) are as follows:

1. In her capacity as a submortgage broker, J. Liang conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1)(i) of the MBA in

respect of the two mortgage applications she submitted on behalf of [Borrower 1] (“**Borrower 1**”) to two lenders in relation to a property located at [Property 1], Richmond, BC (the “**Richmond Property**”), when she did one or more of the following:

- i. failed to take adequate steps to verify [Borrower 1]’s identity;
- ii. accepted supporting documentation for [Borrower 1] from someone who was not party to the transaction without conducting any further due diligence to verify the accuracy of the documents;
- iii. failed to conduct adequate due diligence regarding the source of funds [Borrower 1] used to pay down her mortgage, which were provided to the lender, [Lender 1] (“**Lender 1**”), directly by unrelated third parties, after being made aware of [Lender 1]’s suspicion as to the funds’ origin;
- iv. failed to conduct enhanced due diligence of [Borrower 1] prior to arranging refinancing for the Richmond Property from [Lender 2] (“**Lender 2**”); and,
- v. failed to notify [Lender 2] that [Lender 1] had suspicions surrounding the source of the funds used by [Borrower 1] to pay down her mortgage with [Lender 1].

AND TAKE FURTHER NOTICE that in the event the Registrar determines that the conduct of either of you, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA including, but not limited to, the remedies permitted pursuant to sections 8 and 8 (1.4) of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

AND TAKE FURTHER NOTICE that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to you.

AND TAKE FURTHER NOTICE that you are entitled, at your own expense, to be represented by legal counsel at the hearing and you and your counsel will have the right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Dated this 16th day of March, 2026 at the City of Victoria, British Columbia.

Registrar of Mortgage Brokers

“Original signed by Jonathan Vandall”

Per: Jonathan Vandall
Acting Registrar of Mortgage Brokers
Province of British Columbia