

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

HSIU-AN ANNIE SHEN also known as ANNA SHEN
(165455)

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Hsiu-An Annie Shen aka Anna Shen
[Redacted]
[Email Redacted]

And To: Hsiu-An Annie Shen aka Anna Shen
[Redacted]

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 **July 7-10, 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. Hsiu-An Annie Shen also known as Anna Shen (“**A Shen**”) committed professional misconduct within the meaning of section 35(1)(a) [*misconduct by licensee: contravention of the RESA, the Regulation or the Rules*] of the RESA, between May and November 2023 in relation to a property located at [Property 1], Vancouver, BC (the “**Property**”), owned by their previous client, [Client 1] (“**[Client 1]**”), by doing one or more of the following:
 - a. A Shen provided rental property management services for or in expectation of remuneration when they were not licensed to do so, contrary to section 3(1)(a) of RESA;
 - b. A Shen provided rental property management services outside of their then brokerage, Faith Wilson Realty Group Inc dba FaithWilson Christies International Real Estate (the “**Brokerage**”), contrary to section 7(3)(a) of RESA;
 - c. A Shen accepted remuneration in the amount of \$6,400 for rental property management

services outside of the Brokerage, contrary to section 7(3)(b) of RESA;

- d. A Shen failed to keep the managing broker of the Brokerage informed of the rental management services they were providing on behalf of [Client 1] and failed to provide their managing broker with rental management records for the Property, contrary to section 29(2) of the Rules;
- e. A Shen failed to promptly pay the rental money and security deposit they received in the amount of \$14,000 for the Property to the Brokerage and instead received them directly into their personal bank account, contrary to section 27(1) of RESA; and
- f. A Shen failed to act with reasonable care and skill when they delayed the transfer of rental money to [Client 1] for the months of August, September and October 2023 totaling \$12,000, plus a security deposit of \$2,000 until November 2023, contrary to section 34 of the Rules.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct, the Superintendent must make an order against you, and may also order you to pay enforcement expenses incurred by BCFSAs, 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 12th day of March, 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