

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**Ke (Michael) Zeng
(189858)**

NOTICE OF ADMINISTRATIVE PENALTY

[This Notice has been redacted before publication.]

The Superintendent of Real Estate (“Superintendent”) of the BC Financial Services Authority (“BCFSA”) issues this Notice of Administrative Penalty (“Notice”) pursuant to sections 57(1) and (3) of the *Real Estate Services Act*, SBC 2004, c 42 (“RESA”).

TAKE NOTICE that the Superintendent is satisfied that you have contravened one or more provisions designated as subject to administrative penalties under section 56(1)(a) of the RESA and section 26 of the *Real Estate Services Rules* (“Rules”), collectively, the “Designated Provisions”.

TAKE NOTICE the Superintendent is imposing the following administrative penalties based on your having contravened the Designated Provisions:

- 1. Rule: 34;** First contravention: Yes; **Penalty: \$5,000, the specified course and the licence conditions noted below**

Details: You failed to act with reasonable care and skill when you engaged in the following conduct during the sale of a property located in Richmond (the “Subject Property”).

- Despite being aware of an existing probation order, you allowed your friend to be present at the Subject Property on July 12, 2025, during an open house, which resulted in police involvement and the removal of your friend from the Subject Property.
- Despite being aware of the probation order, and the prior police incident on July 12, 2025, you allowed your friend to stay at the Subject Property unaccompanied and without the owner’s consent on September 23, 2025.

Total administrative penalties:

- \$5,000
- At your own expense, you are required to satisfy BCFSa that you have successfully completed the Real Estate Trading Service Remedial Education Course as provided by the Sauder School of Business at the University of British Columbia between the date of this Notice and on or before July 30, 2026. Completion of this course is mandatory for your licence renewal. Please note that it does not count towards satisfying BCFSa's continuing education requirements; and
- Imposing the following conditions on your licence:
 1. Ke (Michael) Zeng ("ZENG") will, on or before July 30, 2026, provide the BC Financial Services Authority with verification, satisfactory to the Superintendent, that ZENG has completed Real Estate Trading Service Remedial Education Course as provided by the Sauder School of Business at the University of British Columbia. (the "Course")
 2. ZENG may not renew, transfer or amend their licence until the Superintendent has been provided with satisfactory verification that ZENG has completed the Course.
 3. ZENG must not allow, permit or facilitate the presence of [Individual 1], also known as [Individual 1], during any of ZENG's real estate services activities, including open houses, property showing, or any listings where ZENG is a designated agent .

TAKE FURTHER NOTICE you may respond to this Notice by requesting an opportunity to be heard as follows (a "Reconsideration Request"):

- a. *Time limit:* You must deliver any Reconsideration Request so that BCFSa receives it within thirty (30) calendar days of the date you received this Notice (the "Response Deadline").
- b. *Format:* A Reconsideration Request Form must be completed.
- c. *Content:* A Reconsideration Request should explain how you exercised due diligence to prevent contravention of the Designated Provisions. You may also provide any other information you believe the Superintendent should consider.
- d. *Delivery:* A [Reconsideration Request](#) may be delivered by email to apreconsiderations@bcfsa.ca and/or delivered to BCFSa's offices at 600 – 750 West Pender Street, Vancouver, BC V6C 2T8, Attention: Legal Services – Reconsiderations.

The date you received this Notice is the earliest date on which:

- the Superintendent personally served you with the Notice (s 57(3)(a) or (b) of the RESA);
- the Superintendent provided "substituted service" by a method provided for in a court order (s 12 of the RESA); or
- the Superintendent provided this Notice to Canada Post for delivery to your mailing address (ss. 18 and 19 of the Rules). This will normally also be the day it was emailed to you.

If BCFSa receives your Reconsideration Request by the Response Deadline, the Superintendent will consider your Reconsideration Request and may cancel or confirm each of the administrative penalties. If BCFSa confirms an administrative penalty, payment is due immediately.

TAKE FURTHER NOTICE if you fail to deliver a Reconsideration Request by the Response Deadline, you are deemed to acknowledge your having contravened the specified Designated Provisions (s 57(2)(d) of the RESA).

TAKE FURTHER NOTICE that unless you deliver a Reconsideration Request by the Response Deadline, you must pay the administrative penalties within thirty (30) calendar days of the date you received this Notice. The Reconsideration Request may be by email or otherwise in writing and should attach or include information respecting the due diligence exercised to avoid the contravention, any extenuating circumstances that prevented compliance, and any other information that you wish BCFSA to consider.

Dated this 10th day of February, 2026, at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Raheel Humayun”

Per: Raheel Humayun
Delegate of the Superintendent of Real Estate
Province of British Columbia