

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

JENNY LYNNE HIGHAM
(154058)

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Jenny Lynne Higham
c/o Your Real Estate Centre Inc.
(dba Royal LePage Aspire Realty)
1625 – 4th Avenue
Prince George, BC, V2L 3K2

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 **October 5 to 9, 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. You committed professional misconduct within the meaning of sections 35(1)(a) and/or conduct unbecoming within the meaning of 35(2) of the RESA in that, while providing trading services to your seller client, [Company 1], for the sale of a property located at [Property 1], Prince George, British Columbia, (the “**Property**”) , you:
 - a. failed to disclose a material latent defect to the buyers and/or their agent, promptly and before any agreement for the acquisition of the Property contrary to section 59 of the Rules [Disclosure of Material Latent Defects] in that you did not disclose that:
 - i. the Property was subject to a stop work notice (the “**Stop Work Notice**”), issued by the City of Prince George (the “**City**”) in September, 2022 in connection with renovations being conducted on the Property without the required permits or as allowed by the City’s zoning regulations.

- b. failed to act honestly contrary to section 33 of the Rules and/or failed to act with reasonable care and skill contrary to section 34 of the Rules when you:
 - i. removed the Stop Work Notice from the Property despite being instructed by the City not to do so;
 - ii. did not read the Stop Work Notice in its entirety and did not make reasonable efforts to understand its impact on the Property and potential buyers; and/or,
 - iii. failed to inform the buyers about an outstanding rezoning application for the Property that was submitted by yourself and/or your client to the City that was still in progress at the time of the sale of the Property in May,2023.

- 2. You committed professional misconduct within the meaning of sections 35(1)(a) and/or (e) of the RESA failing or refusing to provide all the documents and information requested by BCFSA, contrary to section 37(4) [licensee must not withhold, destroy, conceal or refuse to provide information] of the RESA in that , you:
 - a. made a false or misleading statement during an interview with BCFSA conducted on October 3, 2024 when you stated that you had not removed the Stop Work Notice from the Property when in fact you had; and,
 - b. failed to provide complete records of the correspondence between the City and yourself regarding the Property.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct or conduct unbecoming, the Superintendent must make an order against you, and may also order you to pay enforcement expenses incurred by BCFSA, 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 3rd day of June, 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

“Original signed by Chris Biscoe”

Chris Biscoe
Delegate of the Superintendent of Real Estate
Province of British Columbia