

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**JINGBO YU also known as JANET YU
(157774)**

AND

**JANET YU PERSONAL REAL ESTATE CORPORATION
(157774PC)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Jingbo Yu also known as Janet Yu
Janet Yu Personal Real Estate Corporation
c/o West Coast Realty Ltd dba Sutton Group-West Coast Realty (Victoria)
103 - 4400 Chatterton Way
Victoria, BC V8X 5J2

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 **February 8-12, 2027 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. Jingbo Yu and Janet Yu Personal Real Estate Corporation committed conduct unbecoming within the meaning of section 35(2) of RESA when Ms. Yu purchased an affordable housing unit in the [Development 1] located at [Property 1] in Victoria, BC, when Ms. Yu knew or ought to have known that she did not meet the income requirements of a "Qualified Purchaser", as required by the Affordable Home Ownership Covenant made pursuant to section 219 of the *Land Title Act*, RSBC 1996, c 250 (the "Section 219 Covenant"), and misrepresented her household total combined, gross, world-wide annual income to be below the \$150,000 allowable limit.

2. Jingbo Yu and Janet Yu Personal Real Estate Corporation committed professional misconduct within the meaning of section 35(1)(c) [*wrongful taking or deceptive dealing*] when while acting as an agent for herself, for which she received a commission, Ms. Yu provided a false statement in a statutory declaration where she claimed to be a “Qualified Purchaser” as per the Section 219 Covenant when she knew or ought to have known that her annual income exceeded the defined income.
3. Jingbo Yu and Janet Yu Personal Real Estate Corporation committed professional misconduct within the meaning of section 35(1)(g) of RESA when Ms. Yu knowingly made a false statement on her licence renewal application dated on or around November 22, 2023, when she failed to disclose that she was the subject of ongoing litigation with the British Columbia Housing Management Commission.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct and/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 19th 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