

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

YU SONG
(also known as DAVID SONG)
(LICENCE NO. 180405)

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication]

To: Yu Song (also known as David Song)
Menethil Properties Ltd.
[Address 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 **February 18 to 19, 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 the 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 are as follows:

1. Yu Song (also known as David Song) (“**D. Song**”) committed professional misconduct within the meaning of section 35(1)(a) of RESA in that, during the time period February 10, 2025 through at least October 2025, while his representative licence was inoperative, he provided real estate services, contrary to section 20 of RESA.
2. D. Song committed professional misconduct within the meaning of section 35(1)(a) of RESA (contrary to section 37(4) of RESA and section 21 of the Rules), section 35(1)(e), and/or section 35(1)(g), when D. Song:

- a. failed to respond to BCFSAs requests for documents and information, and/or
 - b. told BCFSAs that he had not provided real estate services when he had.
- 3. D. Song committed professional misconduct within the meaning of 35(1)(f) of RESA by failing to comply with the April 25, 2025 Reasons for Order in Urgent Circumstances and Order to Freeze Property in that, during the period April 25, 2025 through at least October 2025, he continued to provide real estate services while his licence was inoperative.
- 4. D. Song committed professional misconduct within the meaning of section 35(1)(f) of RESA by failing to comply with the April 25, 2025 Reasons for Order in Urgent Circumstances and Order to Freeze Property by failing to deliver forthwith and/or provide access to, all books and records in his possession or control to BCFSAs.

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 11th 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