

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

MENETHIL PROPERTIES LTD.
(FORMER LICENCE NO. X035288)

AND

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

AND

TAO GUO
(also known as TERRY GUO)
(FORMER LICENCE NO. 187371)

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication]

To: Yu Song (also known as David Song)
Menethil Properties Ltd.
[Address redacted]

To: Tao Guo (also known as Terry Guo)
[Address redacted]

To: 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 17, 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. Menethil Properties Ltd. (the “**Brokerage**”) committed professional misconduct within the meaning of section 35(1)(a) of RESA in that the Brokerage, while acting as a stakeholder under section 28 of RESA, withdrew \$27,111 from a trust account without being authorized to do so, contrary to section 30(2) of RESA.
2. Tao Guo (also known as Terry Guo) committed professional misconduct within the meaning of section 35(1) of RESA in that while the managing broker of the Brokerage, he failed to ensure the business of the Brokerage was carried out competently and in accordance with RESA, the Regulations and the Rules as set out in paragraph 1, contrary to section 28(1)(b) of the Rules.
3. Yu Song (also known as David Song) committed conduct unbecoming within the meaning of section 35(2) of RESA in that while director and licensed representative of the Brokerage, he caused the Brokerage to withdraw \$27,111 from a Brokerage trust account and pay those funds as a commission to himself without authorization.

AND FURTHER TAKE NOTICE that if the Superintendent finds that 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 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