File # 23-4892

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

TIAN YI WANG
(164408)

AND

JASON WANG PERSONAL REAL ESTATE CORPORATION
(164408PC)

AND

DAVID WANG ON CHOI
(073251)

FIRST AMENDED NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Tian Yi Wang also known as Jason Wang
Jason Wang Personal Real Estate Corporation
c/o Royal Pacific Realty Corp
100-1200 West 73rd Avenue
Vancouver, BC V6P 6G5
[Email Redacted]

To: David Wang On Choi
[Address Redacted]
[Email 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 **September 13-17, 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 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 Tian Yi Wang also known as Jason Wang and Jason Wang Personal Real Estate Corporation are as follows:

1. Tian Yi Wang also known as Jason Wang and Jason Wang Personal Real Estate Corporation committed professional misconduct within the meaning of section 35(1)(a) [*misconduct by licensee: contravention of the RESA, the Regulation or the Rules*] of the RESA, when:

    a. on or around June 2022 through to July 2023, Tian Yi Wang provided rental property management services in relation to [Property 1], Vancouver, BC (the "Property"), for or in expectation of remuneration when he was unlicensed to do so, and without being otherwise exempt from licensing, contrary to section 3(1)(a) of the RESA;

    b. on or around March 2023 through to June 2023, Tian Yi Wang provided post-dated cheques to the owner of the Property from his personal real estate corporation, Jason Wang Personal Real Estate Corporation, and in doing so, used his personal real estate corporation to conduct business that was not for the provision of real estate services and ancillary services associated with the provision of real estate services, contrary to section 10.6(1)(e) of the Regulation.

AND TAKE NOTICE that the allegations against David Wang On Choi are as follows:

~~2.~~ 1. David Wang On Choi committed professional misconduct within the meaning of section 35(1)(a) [*misconduct by licensee: contravention of the RESA, the Regulation or the Rules*] when on or around September 2023 through to August 2025, he failed to promptly respond to numerous inquiries addressed to him by the Superintendent and in doing so contravened section 21 of the Rules.

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 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 ~~9th~~ 19th day of October, 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Chris Biscoe"

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