

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**JENNIFER MARGARET KOBAYASHI
(166932)**

AND

**POPULACE HOLDING LTD doing business as WILLOW POINT REALTY
(X024945)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Jennifer Margaret Kobayashi Managing Broker Populace Holding Ltd dba Willow Point Realty 2116B South Island Highway Campbell River, BC V9W 1C1 [Email address redacted]	To: Populace Holding Ltd dba Willow Point Realty 2116B South Island Highway Campbell River, BC V9W 1C1
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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 **August 5, 2026 commencing at 9:30 am** by video-conference in the virtual Hearing Room of the BCFSA, whose office is located at 600 – 750 West Pender Street, Vancouver, British Columbia, to determine whether your conduct contravened the RESA, the regulation made under the RESA (the “Regulation”), or the *Real Estate Services Rules* (the “Rules”).

AND TAKE NOTICE that the allegations against you are as follows:

1. Populace Holding Ltd dba Willow Point Realty committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the section 75 of the Rules when it failed to file its brokerage activity report completed in accordance with any requirements specified by the Superintendent for the year ending July 31, 2025, on or before November 28, 2025; and

2. Jennifer Margaret Kobayashi, while the managing broker of the Brokerage, committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching sections 6(2)(b) of the RESA and sections 28(1)(a) and (b) of the Rules, when she failed to fulfill her responsibilities as a managing broker when she failed to ensure that Populace Holding Ltd dba Willow Point Realty complied with section 75 of the Rules and filed its brokerage activity report completed in accordance with any requirements specified by the Superintendent for the fiscal year ending July 31, 2025, on or before November 28, 2025.

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 25th day of May, 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