

# Advisory

## Man Wanted by Toronto Police for Mortgage Fraud May Be in B.C.

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**Date:** March 23, 2022  
**Distribution:** Mortgage Brokers  
**Advisory Number:** 22-013

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### PURPOSE

BC Financial Services Authority (“BCFSA”) is alerting all mortgage brokers in British Columbia (“B.C.”) to the potential presence of an individual in B.C. who is wanted by the Toronto Police Service for mortgage fraud.

Yuansen Fu, 23, was issued a Canada-wide warrant for arrest by the Toronto Police for allegedly committing mortgage fraud estimated at over \$10 million with the help of a mortgage broker in Ontario. Fu allegedly created false identity documents to pose as a legitimate homeowner to obtain multiple fraudulent mortgages.

Fu is known to frequently visit Vancouver and is believed to be armed and dangerous.

BCFSA advises mortgage brokers to verify the identity of all parties in a real estate transaction, avoid contact with Yuansen Fu, and report any encounter to the police.

### ADDITIONAL INFORMATION

For additional information, please refer to:

- [Toronto Police Service : News Release #52274](#)

Anyone with information about Yuansen Fu should please contact Detective Constable Sean Vande Camp at [10767@tps.ca](mailto:10767@tps.ca) and/or Detective Constable Jeff Dyrkawec at [8830@tps.ca](mailto:8830@tps.ca), or call Crime Stoppers anonymously at 416-222-TIPS (8477).