

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**RUI LIANG AKA RENA LIANG  
(150593)**

**AND**

**RENA LIANG PERSONAL REAL ESTATE CORPORATION  
(150593PC)**

**NOTICE OF DISCIPLINE HEARING**

**[This Notice has been redacted before publication.]**

To: Rui Liang aka Rena Liang  
Rena Liang Personal Real Estate Corporation  
[Address Redacted]

**TAKE NOTICE** that the Superintendent of Real Estate (the "Superintendent") of the BC Financial Services Authority ("BCFSA") will hold a discipline hearing under Part 4 of the *Real Estate Services Act* ("RESA") on **April 21 - 25, 2025 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 you are as follows:

1. You committed professional misconduct within the meaning of section 35(1) of RESA, while licensed as a representative with West Coast Realty Ltd. doing business as Sutton Group-West Coast Realty, when:
  - a. during the period 2013-2020 you facilitated the unlicensed rental property management activities of your common-law spouse Peter Chu and his company 168 Rock Solid Homes Ltd., both of whom you knew or ought to have known were not licensed to provide real estate services and whom you knew were receiving remuneration, by referring to them one or more of up to at least 20 clients for whom you provided trading services, whose clients' properties are set out in Schedule "A," contrary to section 34 [*duty to act with reasonable care and skill*] (formerly section 3-4] and section 66 [*payment to unlicensed persons prohibited*] (formerly section 6-1) of the Rules; and

- b. you used your personal real estate corporation, Rena Liang Personal Real Estate Corporation (“RL PREC”), for business other than the provision of real estate services contrary to section 10.6(e) [*personal real estate corporation to not conduct any business other than provision of real estate services and ancillary services directly associated with the provision of real estate services*] of the Regulation when you:
- i. during the period 2013-2018 directed RL PREC to make payments to 168 Rock Solid Homes Ltd. totaling \$100,000 for alleged services rendered in respect of your clients in circumstances where such alleged services were not paid by your clients directly or indirectly and where no contractual arrangements existed with your clients respecting such alleged services;
  - ii. in 2019 directed RL PREC to advance a loan in the amount of \$500,000.00 to Mr. Chu and register a mortgage in the amount of \$5,000,000.00 on a property located at [Property 1], Vancouver BC which was registered in Mr. Chu’s name and which later became Mr. Chu’s and your primary residence;
  - iii. in 2017 directed RL PREC to advance to yourself \$97,980.00 in unexplained loan funds; and
  - iv. during the period of 2015-2017 claimed \$318,150.00 from RL PREC in unexplained personal expenses.

**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 28 day of March 2024 at the City of Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Janathan Vandall”

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Jonathan Vandall  
Delegate of the Superintendent of Real Estate  
Province of British Columbia

## SCHEDULE "A"

	PROPERTY ADDRESS	PROPERTY PID
1.	[Property 2], Vancouver BC, [Redacted]	[Redacted]
2.	[Property 3], Vancouver BC [Redacted]	[Redacted]
3.	[Property 4], Burnaby, BC, BC [Redacted]	[Redacted]
4.	[Property 5], Vancouver BC [Redacted]	[Redacted]
5.	[Property 6], Vancouver, BC, [Redacted]	[Redacted]
6.	[Property 7], Richmond, BC [Redacted]	[Redacted]
7.	[Property 8], Richmond, BC [Redacted]	[Redacted]
8.	[Property 9], Delta, BC [Redacted]	[Redacted]
9.	[Property 10], Tsawwassen (Delta), BC [Redacted]	[Redacted]
10.	[Property 11], Richmond BC [Redacted]	[Redacted]
11.	[Property 12], Vancouver BC [Redacted]	[Redacted]
12.	[Property 13], Vancouver BC [Redacted]	[Redacted]
13.	[Property 14], Burnaby BC [Redacted]	[Redacted]
14.	[Property 15], Richmond BC [Redacted]	[Redacted]
15.	[Property 16], Richmond BC [Redacted]	[Redacted]
16.	[Property 17], West Vancouver, [Redacted]	[Redacted]
17.	[Property 18], West Vancouver BC, [Redacted]	[Redacted]
18.	[Property 19], Richmond, BC [Redacted]	[Redacted]
19.	[Property 20], Vancouver, BC, [Redacted]	[Redacted]
20.	[Property 21], Richmond, BC, [Redacted]	[Redacted]