

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

NAN (NANCY) WANG  
(163855)

**FIRST AMENDED NOTICE OF DISCIPLINE HEARING**

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

To: Nan (Nancy) Wang  
c/o Metro Edge Realty  
200 – 6751 Westminster Highway  
Richmond, BC | V7C 4V4

**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 ~~November 12 to 22~~ **November 25 to 29, 2024 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 conduct unbecoming a licensee within the meaning of section 35(2)(b) of the RESA in relation to your buyer client’s viewing of a property at [Property 1] (the “Property”), as the buyer’s agent, on July 17, 2021, by providing your client with lockbox to view the Property without the presence of a licensed real estate professional.
2. You committed professional misconduct within the meaning of section 35(1)(a) of the RESA in relation to your client’s viewing of the Property on July 17, 2021, in that:
  - a. You failed to act in the best interests of your buyer client, contrary to section 30(a) of the Rules, by failing to attend the viewing of the Property to provide your knowledge and advice about the proposed purchase transaction as a licensed real estate professional; and

- b. You failed act honestly, contrary to section 33 of the Rules, by falsely reporting to the listing agent of the Property that an unlicensed assistant had accompanied your client to the viewing of the Property.
3. You committed professional misconduct within the meaning of section 35(1)(d) of the RESA in relation to the Property, by failing to attend the viewing of the Property with the buyer, thereby endangering the safety of the Property by not being there to ensure it was secured after the viewing.

**AND FURTHER TAKE NOTICE** that if the Superintendent finds you committed professional misconduct 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 16<sup>th</sup> day of April 2024 at the City of Victoria, British Columbia.

BC Financial Services Authority

“Original signed by Chris Biscoe”

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