

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**MELISSA SAFE
(158631)**

AND

**MELISSA SAFE PERSONAL REAL ESTATE CORPORATION
(158631PC)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Melissa Safe
Melissa Safe Personal Real Estate Corporation
c/o 0808799 BC Ltd.
(dba Coldwell Banker Prestige Realty)
Vancouver, BC | V6G 3K3

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 23 to 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 provided rental property management services for or in expectation of remuneration from approximately November 2017 to December 2021 when you were not licensed to do so, in contravention of s. 3(1)(a) of RESA.
2. You provided rental property management services outside of your related brokerage from approximately November 2017 to December 2021, in contravention of s. 7(3)(a) of RESA.

3. You accepted remuneration for rental property management services outside of your related brokerage from approximately November 2017 to December 2021 in contravention of s. 7(3)(b) of RESA.
4. You committed professional misconduct within the meaning of s. 35(1) of the RESA in that:
 - a. You delayed the transfer of a rental payment to a client in January 2020, contrary to s. 34 of the Rules;
 - b. You failed to provide rental property management documents as requested by the client from approximately November 2017 to December 2021, contrary to s. 29(1)(c) of the Rules;
 - c. You failed to keep the managing broker of your related brokerage informed of the rental property management services you were providing on behalf of your brokerage(s) from approximately November 2017 to December 2021, contrary to s. 29(2)(a) of the Rules; and
 - d. You failed to act in accordance with the lawful instructions of your client, contrary to s. 30(b) of the Rules, by refusing to provide your client with requested monthly rental reports for the months of May and June 2021.
5. You failed to provide information requested in BCFSA's investigation letter dated July 12, 2023, in contravention of s. 37(4) of RESA.
6. You advertised for real estate services under the name "SafeRent" and "Safe Real Estate", from approximately February 2023 to August 2023, rather than the name of your related brokerage, in contravention of ss. 40(2) and 41 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 19th day of August, 2024 at the City of Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

"Original signed by Jonathan Vandall"

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