

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

AND

IN THE MATTER OF

**RENEE GENIEVE DOE WEI (AKA GENIE) LAM
(138614)**

AND

**GENIE LAM PERSONAL REAL ESTATE CORPORATION
(~~128614PC~~138614PC)**

AMENDED NOTICE OF DISCIPLINE HEARING

To: Renee Genieve Doe Wei Lam
c/o Jovi Realty Inc. (X032998)
201 - 2010 East 48th Avenue,
Vancouver, BC, V5P 1R8

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 ~~January 18 and 19~~ March 2 and 3, 2022 commencing at 9:30 am in the Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** or in such other (including virtual) Hearing Room of which BCFSA informs you to determine whether your conduct contravened the RESA, the regulation made under the RESA (the "Regulation"), or any rules made under the RESA (the "Rules") in effect at the relevant time.

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

1. You and your PREC committed professional misconduct within the meaning of sections 35(1)(a) of the RESA [Misconduct by licensee], in that, in or about September 2016, while acting as a trading services representative with respect to the purchase of a strata property located at XXX—XXXX No. 3 Road in Richmond, BC (the "Property"), you,
 - a. falsified the signatures of HL, as ~~assignee~~ assignor, and CL, as ~~assignor~~ assignee, on an assignment agreement dated September 8, 2016 (the "September 2016 Assignment Agreement");
 - b. falsified CL's signature on the Working with a Realtor (Designated Agency) form ("September 2016 Working with a Realtor Form") dated September 7, 2016;
 - c. falsely represented that you were acting as dual agent for HL and CL on the September 2016 Assignment Agreement;
 - d. falsely represented to the agent for the developer of the building in which the Property was located (the "Developer"), and where the consent of the Developer was required for an assignment of the Property, that HL was your uncle and CL was your aunt;
 - e. falsely represented to the agent for the Developer that HL (then deceased) was out of town, when you knew that HL was deceased; and
 - f. sent the agent for the Developer a copy of the September 2016 Assignment Agreement and the September 2016 Working with a Realtor Form and continued to hold yourself out as agent for HL after their passing, when you knew or reasonably ought to have known that you were not authorized to do so;

all contrary to section 3-4 of the Rules [Duty to act honestly and with reasonable care and skill] and, as to subsections a and b above contrary to section 5-3 of the Rules [Signing agreements on behalf of clients].

2. Further, or in the alternative, you and your PREC committed professional misconduct within the meaning of sections 35(1)(c) of the RESA [Misconduct by licensee], when you engaged in the conduct set out in paragraphs 1a. through 1f. as set out above.
3. Further, or in the alternative, you and your PREC committed professional misconduct within the meaning of sections 35(1)(d) of the RESA [Misconduct by licensee], when you engaged in the conduct set out in paragraphs 1a. through 1f. as set out above.
4. Further, or in the alternative, you and your PREC committed conduct unbecoming a licensee within the meaning of sections 35(2)(a), (b), and (c) of the RESA [Misconduct by licensee], when you engaged in the conduct set out in paragraphs 1a. through 1f. as set out above, contrary to the best interests of the public, undermining public confidence in the real estate industry, and bringing the real estate industry into disrepute.
5. Further, or in the alternative, you and your PREC committed professional misconduct within the meaning of sections 35(1)(a) of the RESA [Misconduct by licensee], in that, in or about the time period March 2016 to September 2016, while acting as a trading services representative with respect to the assignment of the Property, you failed to fully inform your then managing broker of:
 - a. all real estate services provided to HL, CL and/or in connection with the Property;
 - b. the September 2016 Assignment Agreement; and/or
 - c. all activities performed on behalf of your brokerage in connection with the Property

contrary to section 3-2(2)(a) of the Rules [associate broker and representative responsibilities].

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct and/or conduct unbecoming, the Superintendent must make an order against you, and may also order you to pay enforcement expenses 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 ~~14th day of October, 2021~~ 5th day of November, 2021 at the City of Vancouver, British Columbia.

BC Financial Services Authority

“Micheal Noseworthy”

Micheal Noseworthy
Senior Vice President, Compliance & Market Conduct
~~Jonathan Vandall~~
~~Vice President, Real Estate Market Conduct~~