

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**ALLAN CHUN LUNG CHEUNG
(also known as ALAN CHUN LUNG CHEUNG)
(144537)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Allan Chun Lung Cheung
c/o Luxmore Group Realty Ltd. (doing business as Luxmore Realty)
11111 Horseshoe Way
Richmond, BC, V7A 4Y1

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”) from **November 5 to 7, 2024 commencing at 10:00 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)(a) of the RESA in that, while licensed as a trading representative with Luxmore Group Realty Ltd. (doing business as Luxmore Realty), you:
 - a. failed to promptly notify BCFSA (formerly, the Real Estate of Council of British Columbia) in writing after being charged with [Charge 1] under section [redacted] of the *Criminal Code* on or about July 10, 2020, contrary to section 23(2)(d) [formerly, 2-21(2)(d)] of the Rules; and
 - b. failed to promptly notify BCFSA (formerly, the Real Estate of Council of British Columbia) in writing after being convicted of [Charge 2] under section [redacted] of the *Criminal Code* on or about March 12, 2021, contrary to section 23(2)(d) [formerly, 2-21(2)(d)] of the Rules.

2. You committed conduct unbecoming a licensee within the meaning of section 35(2) of the RESA in that you [Charge 2 description], contrary to section [redacted] of the *Criminal Code* for which you were convicted on or about March 12, 2021.

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 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 14th day of March, 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