

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**HUIMIN LI AKA MORNING LEE
(172540)**

AND

**MORNING LEE PERSONAL REAL ESTATE CORPORATION
(172540PC)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Huimin Li aka Morning Lee
Morning Lee Personal Real Estate Corporation
c/o Royal Pacific Realty (Kingsway) Ltd.
3107 Kingsway,
Vancouver British Columbia, V5R 5J9

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 **May 23-24, 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. Huimin Li aka Morning Lee committed conduct unbecoming within the meaning of section 35(2)(a), (b), and/or (c) of the RESA in that on or around November 24, 2021, he posted videos that he produced to his YouTube account providing advice that is contrary to the best interests to the public, undermines public confidence in the real estate industry, and/or brings the real estate industry into disrepute, which included advising landlords to show a tenanted property under false pretenses, and to enter a tenanted property and defecate/urinate in a tenant's washroom to "declare ownership or sovereignty".

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed 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 23 day of January 2024 at the City of Vancouver, 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